

DEIS SCOPE
Letchworth Village Residential Development
Town of Haverstraw, Rockland County, New York

This document identifies the impacts to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Letchworth Village Residential Development and initial site plans, which provide for a 300-unit multi-family residential development located on Letchworth Village Road in the Town of Haverstraw, New York. This Scoping Document contains the items described in 6 CRR-NY Part 617.8 (E)(1) through (7).

Classification of Action: Type I

Lead Agency: Planning Board
Town of Haverstraw

Scoping Meeting: TBD

Scope Adoption: TBD

Description of the Proposed Action:

The proposed action is the development of 300 residential units within 7 3.5 story buildings situated on a ±22.93-acre parcel of land located on Letchworth Village Road. The site is within the R-120 "Rural Residence District", and the proposed action requests a rezoning to the LA-17 "Luxury Apartment Multifamily District", where multifamily residential uses are principally permitted. Associated site improvements are proposed including access driveways, parking areas, a clubhouse, recreation areas (such as tennis or pickleball courts, pool, etc), site landscaping, retaining walls, stormwater management facilities, etc.

General Guidelines

- The DEIS shall cover all items in this Final Scope and will conform to the format outlined in this document. Each impact issue (e.g., land use, traffic, etc.) shall be presented in a separate subsection which includes a discussion of existing conditions, impacts associated with the proposed action and any mitigation measures designed to minimize identified issues. If appropriate, impact issues listed separately in this document may be combined in the DEIS, as long as all issues described in this Final Scope are addressed.
- Narrative discussions shall be accompanied by appropriate tables, charts, graphs and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion shall summarize and highlight information presented graphically.
- Information shall be presented in a manner that can be readily understood by the public.
- Where reasonable and necessary, mitigation measures shall be incorporated into the proposed action if they are not already so included. For any mitigation measure listed in the Final Scope that is not incorporated into the proposed action, the specific reason why the Applicant

considers it unnecessary shall be discussed in the DEIS. The Applicant may suggest additional mitigation measures where appropriate. When no mitigation is provided, the DEIS should explain the basis therefore.

- The document shall be written in the third person (i.e., the terms “we” and “our” shall not be used). The Applicant’s conclusions and opinions, if given, shall be identified as those of the “Applicant”. When describing the project and its potential impacts, the DEIS should use the word “would” rather than “will”.
- The entire document shall be checked carefully to ensure consistency with respect to the information presented in the various sections.

The DEIS shall contain the following information and address the following issues as they relate to the proposed action:

COVER SHEET identifying:

1. The Proposed Action and its location;
2. The name, address and telephone number of the Lead Agency and contact person;
3. The name, address and telephone number of the preparer of the DEIS; the date of DEIS submission and acceptance; and
4. The name, address and telephone number of the Applicant;
5. Public hearing date and DEIS comment period

Following the cover sheet, a list (name, address and telephone numbers) of all consultants involved in the project should be provided

TABLE OF CONTENTS, indicating the chapters of the DEIS and page numbers as well as lists of exhibits, tables and appendices.

The text of the DEIS shall include the following:

I. EXECUTIVE SUMMARY

The summary shall describe the Proposed Action, its significant impacts and mitigation measures, and the alternatives analyzed in the body of the document. It will also include a list of all required reviews and approvals from all governmental agencies, including the Town, County and State agencies. The use of tabular summaries is recommended.

II. PROJECT DESCRIPTION

With text accompanied by photographs, maps and/or sketches, as necessary, this section of the DEIS shall provide a full and clear description of the Proposed Action.

A. Project Location and Site Description

Identification and description of regional context and area location, tax map designation, site access, abutting land uses and zoning categories. This section shall include a description of all uses and

facilities that are currently located on the project site and a site survey.

B. Proposed Action

Include a detailed discussion of the proposed multi-family residential development, the proposed zoning and the proposed site plans for the phases(s) of development including:

- i. Description of new buildings and their architecture/design
- ii. Residential component
- iii. Residential amenities component
- iv. Green design and sustainability components
- v. Site roadways, access and circulation
- vi. Tree preservation, landscaping and buffers
- vii. Recreation and open space
- viii. Utilities and support facilities
- ix. Site excavation, grading and fill plans
- x. Stormwater management summary
- xi. Construction staging summary

C. Project History

Description of the site's development history, including:

- i. Original approvals/development of Letchworth Village

D. Statement of Project Purpose and Need

Description of the Applicant's needs and objectives for the development, and the benefit to the public, including:

- i. Comprehensive market analysis taking into account market area demographics, renter demand, area rent and vacancy rate, and recent and projected supply. The analysis will also include a review of the 2024 Rockland County Housing Needs Assessment.

E. Reviews and Approvals

A complete list of all required reviews and approvals, and all Involved and Interested Agencies that will receive the DEIS.

III. EXISTING ENVIRONMENTAL CONDITIONS, ANTICIPATED IMPACTS AND MITIGATION

This section of the DEIS shall include a comprehensive analysis of existing conditions, anticipated impacts in the build condition (and no-build condition, where applicable), and specific mitigation measures designed to address all significant adverse impacts.

A. Land Use and Zoning

i. Existing Conditions

1. Survey and analysis of existing land uses within 1/4 mile of the project site including a color land use map
2. Description and mapping of existing zoning within 1/4 mile of the project site, including detailed description of zoning regulations that currently apply to the site (e.g., permitted uses, lot, bulk and parking requirements, setbacks and buffers)
3. Review of applicable Town of Haverstraw and Rockland County planning documents, including the Rockland County Comprehensive Plan (March 2011) and The Town of Haverstraw Comprehensive Plan.

ii. Potential Impacts

1. Discussion of the relationship of the proposed development to overall land use patterns within the 1/4 mile study area, and compatibility with adjacent properties.
2. Discussion of the project's compliance or non-compliance with local land use policies and regulations.
3. Discussion of the project's relationship to Town and County planning proposals and policies.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DES

B. Visual Resources

i. Existing Conditions

1. Documentation of the visual character of the site and the immediately surrounding area through captioned photographs and narrative.
2. Description of on site vegetative features, views offered into/from the subject property

ii. Potential Impacts

1. Preparation of building elevations, sketches and other illustrations.
2. Using captioned photographs, cross sections, photo-simulations and/or sketch renderings, provide an analysis of potential for impact on views to the development from the immediately surrounding area.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

C. Soils, Topography and Steep Slopes

i. Existing Conditions including a description and mapping of:

1. Soils
2. Topography
3. Steep Slopes (0-10%, 10%-15%, and 15% or greater)

ii. Potential Impacts

1. Preparation of grading plans and analyses of:
 - a. Soil erosion
 - b. Slope stabilization and
 - c. Extent of rock removal, if required.
2. Estimate of cuts and fills.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

D. Stormwater Management

i. Existing Conditions

1. Description of existing regional and local drainage patterns and facilities
2. Identification of discharge points for existing on-site drainage.
3. Calculation of pre-development stormwater flow volumes and peak discharge rates for the 1, 10, and 100-year storm events as required by the New York State Department of Environmental Conservation (NYSDEC) and the Town of Haverstraw

ii. Potential Impacts

1. Analysis of stormwater impact from the proposed development, including calculation of post-development runoff quantity for the 1, 10, and 100-year storms.
2. Description of the proposed stormwater management facilities.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

E. Water Supply and Sanitary Sewerage

i. Existing Condition

1. Description of existing Veolia water supply infrastructure and Town sewer lines on-site and within adjacent roadways.
2. Description of Veolia water system and Joint Regional Sewerage Board sewage treatment system capacities.

ii. Potential Impacts

1. Description of the proposed water and sewer utilities system.
2. Estimates of projected water usage and sewage generation.
3. Analysis of the ability of existing infrastructure to accommodate projected domestic and fire flows.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

F. Other Utilities and Services (Gas, Electric and Telecommunications)

i. Existing Conditions

1. Description of existing utility services in the vicinity of and provided to the site.

ii. Potential Impacts

1. Description of any proposed modifications to the existing utilities system.
2. Analysis of the ability of existing systems to accommodate projected demands.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

G. Traffic, Transportation and Parking

i. Existing Conditions

1. Discussion of the property location along Letchworth Village Road (a Rockland County Road), including access to local and regional roadways, and existing transit service.
2. Inventory of existing road conditions in the site vicinity, including:
 - a. Pavement width/conditions,
 - b. Number of lanes,
 - c. Posted speed limits,
 - d. Types of roadway and traffic control.
3. Description of existing bus service.
4. Determination of existing traffic volumes in the weekday AM and PM and weekend peak hours, and existing levels of service during these peak hours for six intersections (to be coordinated with the Town), during periods of when schools (including colleges) are in session.
4. Analysis of available traffic accident reports for the past three years for the above intersections and the road segments between these intersections.

ii. Potential Impact

1. Analysis of the traffic impacts of the proposed development.
2. Estimate of project generated peak-hour traffic and anticipated distribution patterns.
3. Calculation of background traffic volume for the design year, including other development projects recently approved or under construction, but not yet occupied and generating traffic, as well as those in the review pipeline that have a reasonable expectation of receiving approval.
4. Level of service analysis with No-Build and Build (including project generated traffic) conditions including a level of service and delay summary table for all conditions.
5. Analysis of access and sight distance requirements at the proposed site access driveway.
6. Analysis of projected parking demand and proposed parking spaces.
7. Qualitative description of future pedestrian routes.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

H. Community Demographics, Facilities and Services

i. Existing Conditions

1. Discussion of existing multi-family housing market trends in Rockland County including the current population of the Town of Haverstraw and population change from 1994 to present.
2. Discussion of demographic factors such as income, employment, age, etc.
3. Describe Town facilities and other relevant service providers including:
 - a. Town of Haverstraw Police Department
 - b. Haverstraw Volunteer Ambulance Corps (HVAC)
 - c. Thiells Fire Department
4. Discussion of North Rockland Central School District public school system including budget, enrollment trends and physical capacity of each school.

ii. Potential Impacts

1. Discuss anticipated project population and resulting increase in Town population.
2. Discussion of potential relationship/connectivity impacts to community facilities and services.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

I. Fiscal and Economic Conditions

i. Existing Conditions

1. Describe current taxes provided to each taxing jurisdiction (Town, County, School District, etc.)
2. Summarize current operating budgets of the Haverstraw Police Department, Haverstraw Volunteer Ambulance Corps. (HVAC), Thiells Fire Department, and the Haverstraw Department of Public Works.
3. Summarize the educational cost per student in the North Rockland Central School District utilizing NYS Education Department data.

ii. Potential Impacts

1. Estimate annual tax revenues to be generated to each taxing jurisdiction upon project completion using current tax rates.
2. Discuss potential impacts to community services including the Haverstraw Police Department, Haverstraw Volunteer Ambulance Corps. (HVAC), Thiells Fire Department, and the Haverstraw Department of Public Works.
3. Estimate potential impacts to the North Rockland Central School District.
4. Discuss employment generation resulting from construction and operation of the development.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

J. Historic and Cultural Resources

- i. Existing Conditions
 - I. Identification of potential significant resources based on the New York State Historic Preservation Office (SHPO) Cultural Resource Information System (CRIS).
- ii. Potential Impacts
 - I. Identification of potential impacts to archeological or historic resources, if any.
- iii. Proposed Mitigation
 - I. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

K. Construction

- i. Potential Impacts
 1. Description of anticipated construction activities including site preparation, earthwork, removal of materials off-site, stockpiling and rock removal, if necessary.
 2. Analysis of construction impacts including:
 - a. Identification of types of construction equipment,
 - b. Construction worker and vehicle traffic
 - c. Duration and hours of operation
 - d. Phasing,
 - e. Staging,
 - f. Identification of potential impacts from these construction activities such as noise, air quality, stormwater and traffic including impacts of truck traffic during various times of day.
- ii. Mitigation Measures
 - I. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

IV. SIGNIFICANT ADVERSE IMPACTS THAT CANNOT BE AVOIDED

A. Short-Term Construction Impacts

B. Long-Term Impacts

V. ALTERNATIVES

A. The “No Action” Alternative

B. Conventional Subdivision (existing R-120 Zoning)

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

VII. GROWTH INDUCING ASPECTS

VIII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY

IX. RESOURCES, including LEED Certification Objectives

X. SOURCES AND BIBLIOGRAPHY

XI. APPENDICIES

A. SEQRA Documentation, including EAF, Positive Declaration, and Scoping Outline

B. Relevant Correspondence

C. Technical Studies, including SWPPP and Traffic Study

D. Detailed Site Plans

DRAFT

Positive Declaration
State Environmental Quality Review Act (SEQRA)
Determination of Significance
Town of Haverstraw Planning Board
Letchworth Road Residential Development
July 10, 2024

Lead Agency:

Town of Haverstraw Planning Board
One Rosman Road, Garnerville, NY 10923

Project Title:

Letchworth Road Residential Development

Project Location:

Letchworth Village Road
Town of Haverstraw, Rockland County, New York

Description of Action:

The proposed project involves a zoning amendment to include the subject property in the LA-17 District and an application for a site development plan to construct a 300-unit multiple family residential development on a 22-acre parcel of land. The development will include 658 parking spaces. The site is currently undeveloped and features wooded areas and steep slopes.

SEQR Classification:

Type I

Determination:

The Town of Haverstraw Planning Board, as the lead agency, has determined that the proposed action described above may result in one or more significant adverse environmental impacts and will require the preparation of a Draft Environmental Impact Statement (DEIS). This

determination is based on the criteria found in 6 NYCRR Part 617.7(c), which includes consideration of the following potential impacts:

Potential Significant Environmental Impacts:

1. Impact on Land:

The development will involve significant land disturbance on a 22-acre parcel with wooded areas and steep slopes. Potential impacts include soil erosion, changes in topography, and instability of slopes.

2. Impact on Water:

The project may affect surface water and groundwater quality due to increased runoff, potential contamination from construction activities, and changes to the natural drainage patterns. The presence of steep slopes increases the risk of erosion and sedimentation into nearby water bodies.

3. Impact on Air Quality:

Construction activities and increased vehicular traffic from 658 parking spaces may result in temporary and long-term air quality impacts including dust, emissions, and particulate matter.

4. Impact on Plants and Animals:

The removal of wooded areas and alteration of natural habitats may adversely affect local vegetation and wildlife, including potential impacts on any endangered or threatened species that may be present on the site.

5. Impact on Aesthetic and Visual Resources:

The construction of a large residential development may alter the visual character of the area, impacting scenic views and the aesthetic value of the natural landscape.

6. Impact on Transportation:

The increase in vehicular traffic from 300 residential units and 658 parking spaces may impact local traffic patterns, congestion, and public transportation infrastructure.

7. Impact on Noise, Odors, and Light:

Construction activities and the presence of a large residential community may result in increased noise levels, odors, and light pollution, affecting the surrounding environment and community.

8. Impact on Historical and Cultural Resources:

The development may result in potential damage or destruction of archaeological sites, historic buildings, or culturally significant landscapes.

9. Impact on Infrastructure and Utilities:

Potential impacts may arise from insufficient capacity of existing infrastructure (water, sewer, electricity) to support the proposed development. The development may result in increased demand on public services, such as schools, hospitals, and emergency services, without adequate provisions for expansion or improvement.

10. Impact on Human Health:

Potential impacts on public health may arise from construction activities, increased traffic, and changes in air and water quality.

11. Consistency with Community Plans and Character:

The scale of the proposed development may not be consistent with existing community plans and could alter the character and quality of the local community.

Reasons Supporting This Determination:

Based on a thorough review of the Environmental Assessment Form (EAF) and additional information provided, the Town of Haverstraw Planning Board has identified the following reasons why the proposed action may have a significant adverse impact on the environment:

- The project involves substantial alteration of undeveloped land with steep slopes, increasing the risk of soil erosion, stormwater runoff and water quality degradation.
- The removal of wooded areas may lead to significant impact on local flora and fauna, including potential endangered species.
- The construction of a large residential development may alter the visual character of the area, impacting scenic views and the aesthetic value of the natural landscape.
- Increased traffic from 658 parking spaces may contribute to local congestion and transportation infrastructure stress.

Scoping:

In accordance with 6 NYCRR Part 617.8, the Town of Haverstraw Planning Board will conduct a scoping process to identify the significant issues to be addressed in the DEIS. The public and involved agencies will be invited to participate in the scoping process, and a public scoping meeting will be held on Wednesday August 14, 2024 at 7:30 p.m. The Planning Board will accept written comments submitted to the address below until 5:00 p.m. on Wednesday, August 21, 2024. Documents related to this application are available for review and inspection in the Town Building Department.

Contact Information:

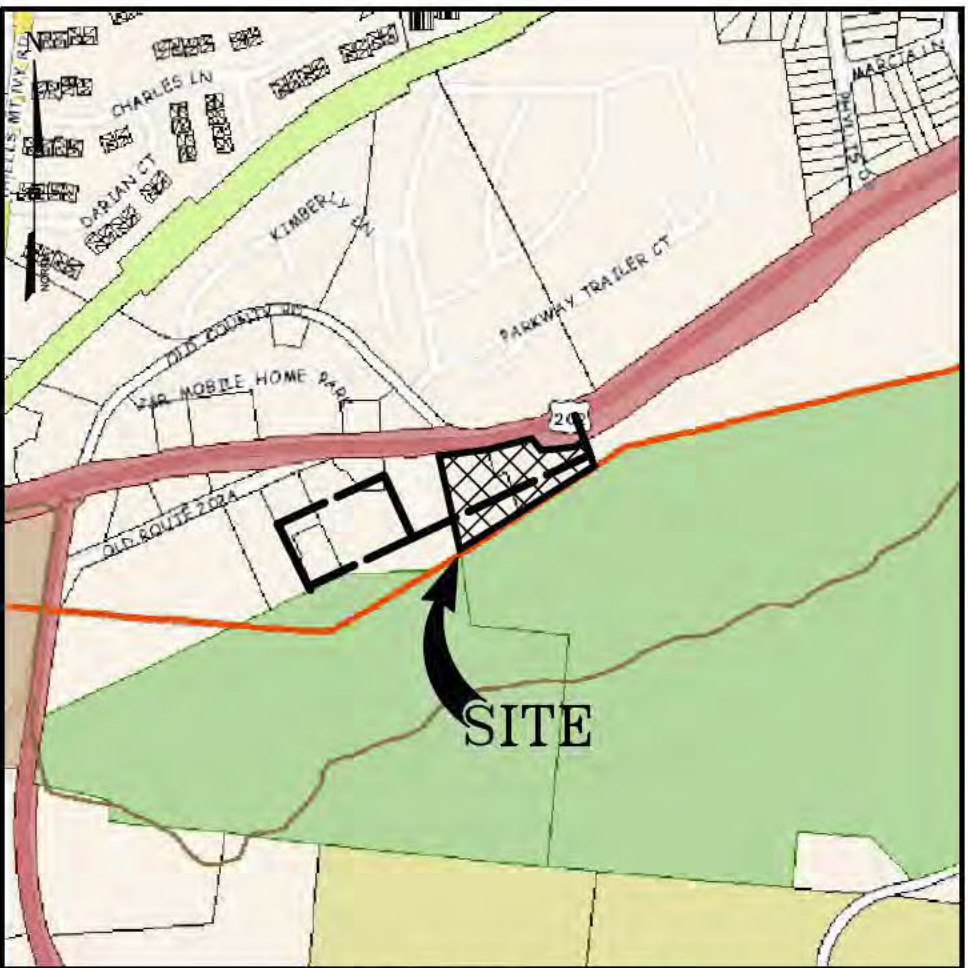
For further information, please contact:

Contact Person: Annette Hendrie, Chief Clerk
TOH Building Planning & Zoning

Address: Town of Haverstraw
One Rosman Road
Garnerville, New York 10923

Telephone Number: (845) 429-2200

E-mail: atorres@townofhaverstraw.org



SCALE: 1" = 600'

1. TAX MAP IDENTIFICATION NUMBER: SECTION 25.19 BLOCK 2 LOT 19 A & 20
2. TOTAL AREA OF SUBJECT PARCEL: 2.047± ACRES.
3. BOUNDARY AND PLANIMETRIC INFORMATION BASED UPON FIELD SURVEY AS PERFORMED BY ENGINEERING & SURVEYING PROFESSION AS ON 10/21/21.
4. THE TOPOGRAPHY SHOWN HEREON WAS COMPILED BY ENGINEERING & SURVEY NG PROPERTIES PC, FROM USGS 1M HYDRO-FLATTENED DIGITAL ELEVATION MODELS (DEMs) 1970 SOURCE LOCATION. THE DEMS WERE PROVIDED BY NYS GIS.GOV AND CORRESPOND TO ACTUAL SURVEY OBSERVATIONS TAKEN IN THE F.E.D. CONTOURS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988.
5. OWNER/APPLICANT: POMONA CAPITAL LLC (SBL 25.19-2-19)
1291 ROUTE 202
POMONA, NY 10901
LAPA HOLDINGS LLC (SBL 25.19-2-20)
10 CORBETTONE FARM COURT
SUFFERN, NY 10901
6. THE TWO MANUFACTURED HOMES SHOWN ON AS ENCRACHING ON ONTO THE WESTERLY SIDE OF THE SITE FROM TAX LOT 25.19-2-18.2 Y MAY REMAIN IN PLACE SO LONG AS THEY ARE OCCUPIED BY THE CURRENT TENANTS. WHEN THE CURRENT TENANTS DEPART, THE VACATED MANUFACTURED HOME SHALL BE RELOCATED SO AS NOT TO ENCRACH ON THE SITE.
7. A VARIANCE IS REQUIRED FROM §167 ATTACHMENT 11 COLUMN 9 NUMBER 12 FOR VEHICULAR ACCESS WITHIN 50 FEET OF THE SIDE LOT LINE.

TOTAL GROSS FLOOR AREA: 15,500 S.F.

TOTAL SPACES REQUIRED: 15,500 SF x 1 SPACE PER 150 SF = 104 SPACES

TOTAL SPACES PROVIDED: 84 TOTAL SPACES*

*VARIANCE REQUIRED FOR TOTAL AMOUNT OF OFF-STREET PARKING SPACES PER §167 ATTACHMENT 11 (7)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED
LOT AREA	10,000 SF	62,416.16 SF*
LOT WIDTH	100 FEET	458.5 FEET
LOT FRONTAGE	100 FEET	295.1 FEET
FRONT YARD	25 FEET	25.1 FEET
REAR YARD	80 FEET	113.5 FEET
SIDE YARD (ONE / BOTH)	25 / 35 FEET	42.3/32.2 FEET

MAXIMUM ALLOWABLE		
BU LDING HEIGHT	35 FT	30 FT

* LOT AREA DEDUCTIONS PER TOWN OF HAVERSTRAW CODE § 167 - 62

* LOT AREA DEDUCTIONS PER TOWN OF HAVERSTRAW CODE § 167 - 62

DRAWING STATUS		ISSUE DATE:	
THIS SHEET IS PART OF THE PLAN SET ISSUED FOR		06/11/2024	
		SHEET NUMBER	
☐ CONCEPT APPROVAL	N/A	OF	N/A
☒ PLANNING BOARD APPROVAL	1	OF	15
☐ OCDOH REALTY SUBDIVISION APPROVAL	N/A	OF	N/A
☐ OCDOH WATERMAIN EXTENSION APPROVAL	N/A	OF	N/A
☐ NYSDEC APPROVAL	N/A	OF	N/A
☐ NYSDOT APPROVAL	N/A	OF	N/A
☐ OTHER	N/A	OF	N/A
☐ FOR BID	N/A	OF	N/A
☐ FOR CONSTRUCTION	N/A	OF	N/A
THIS PLAN SET HAS BEEN ISSUED SPECIALLY FOR THE APPROVAL OR ACTION NOTED ABOVE AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.			
THIS SHEET SHALL BE CONSIDERED INVALID UNLESS ACCOMPANIED BY ALL SHEETS OF THE DENOTED PLAN SET(S).			

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SITE PLAN

EASTGATE - HAVERSTRAW
US ROUTE 202
TOWN HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

JOB #:	1758.01	DRAWN BY:	MDP/ZS	C-100
DATE:	05/05/2022	SCALE:	1" = 20'	
REVISION:	9 - 06/11/2024	TAX LOT:	25.19-2-19 & 20	

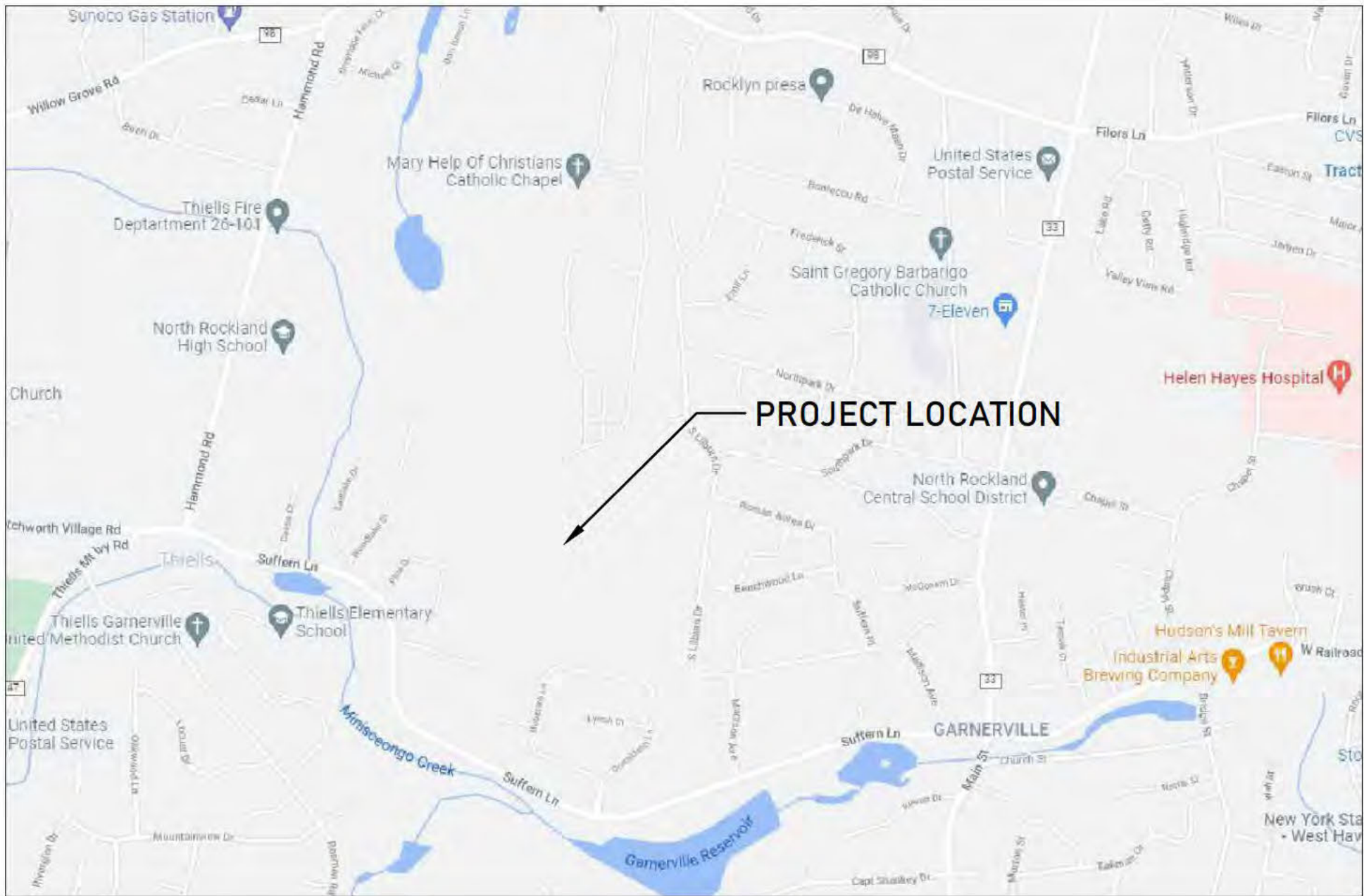
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6,310 KW(DC) GROUND MOUNTED PHOTOVOLTAIC SYSTEM AT

MARIAN SHRINE

174 FILORS LANE, STONY POINT, NY 10980

VICINITY MAP:



AERIAL VIEW:



SYSTEM SUMMARY:

TOTAL DC SYSTEM SIZE:	6,310 kWDC
TOTAL AC SYSTEM SIZE:	5,000 KWAC
MODULE MANUFACTURER:	HANWHA
MODULE MODEL:	Q.PEAK DUO XL-G12S/BFG 675W
MODULES PER STRING:	22, 23
MODULE QUANTITY:	9,348
STRING QUANTITY:	423
MODULE TILT:	15°
MODULE AZIMUTH:	186.45°, 187°
INVERTER MANUFACTURER:	SUNGROW
INVERTER MODEL:	SG125HV
INVERTER QUANTITY:	(40) SG125HV

DESIGN CRITERIA:

WIND SPEED:	TBD
EXPOSURE CATEGORY:	TBD
GROUND SNOW LOAD:	30 PSF
2% AVG TEMPERATURE:	32°C
LOW TEMPERATURE:	-17°C

APPLICABLE CODES:

STRUCTURAL:	IBC 2015
CIVIL:	ASCE 7-10
ELECTRICAL:	NEC 2017
INTERCONNECTION:	IEEE 1547
INVERTER:	UL 1741
RACK GROUNDING:	UL 2703
MODULE:	UL 1703

PROJECT SCOPE:

INSTALLATION OF SOLAR MODULES SUPPORTED BY A GROUND MOUNTED RACKING SYSTEM. INSTALLATION OF INVERTERS AND ELECTRICAL DISTRIBUTION EQUIPMENT TO INTERCONNECT AT NEW ELECTRICAL SERVICE AT 13.2KV AND WILL BE OPERATED IN PARALLEL WITH THE ORANGE AND ROCKLAND ELECTRIC GRID PER THE REQUIREMENTS OF THE NEC..

PROJECT INFORMATION

PROJECT NAME:
MARIAN SHRINE

PROJECT ADDRESS:
174 FILORS LANE,
STONY POINT, NY 10980

PROJECT DEVELOPER
CORE DEVELOPMENT GROUP
860 WYCKOFF AVE,
SUITE 200, MAHWAH, NJ 07430

UTILITY SERVICE PROVIDER:
ORANGE & ROCKLAND (O&R)
PROJECT ID: CDG-00463

PROJECT DESIGNER:
AARON BEASLEY

DRAWING INDEX

G001	TITLE SHEET
G101	SITE PLAN
G103	DESIGN COMPARISON

REV	DATE	DESCRIPTION	ENG	CHK
4	8/29/23	PERMIT DESIGN OPEN FIELD Q CELL	AJB	
5	9/25/23	DESIGN OPEN FIELD Q CELL DCE	AJB	
6	11/17/23	DESIGN OPEN FIELD Q CELL DCE	AJB	
7	4/18/24	UPDATED COMMUNITY COMMENTS	AJB	
8	6/3/24	UPDATED COMMUNITY COMMENTS R2	AJB	

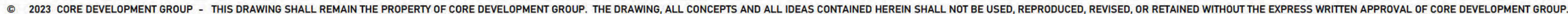
SYSTEM SPECIFICATIONS:
DC SYSTEM SIZE: 6,310 KW
AC SYSTEM SIZE: 5,000 KW
MODULE TYPE: XL-G12S/BFG 675W
MODULE QUANTITY: 9,348
STRING QUANTITY: 423
ORIENTATION: PORTRAIT

PROJECT
MARIAN SHRINE
174 FILROSE LANE,
STONY POINT, NY 10980

PAGE SIZE
24" X 36"
SCALE
NONE

DRAWING TITLE
TITLE SHEET

DRAWING NUMBER
G001



SYSTEM SUMMARY	
TOTAL PV DC SYSTEM SIZE:	6,310 MW DC
TOTAL PV AC SYSTEM SIZE:	5,000 KW AC
MODULE MANUFACTURER:	HANWHA Q CELLS
MODULE MODEL:	Q.PEAK DUO XL-G12S/BFG 675
MODULES PER STRING:	22, 23
MODULE QUANTITY:	9,348
STRING QUANTITY:	423
RACKING:	FIXED TILT
ARRAY TILT:	15°
ARRAY AZIMUTH:	185.45°, 187°
INVERTER MANUFACTURER:	SUNGROW
PV INVERTER MODEL(S):	(40) SG125i-W

PROJECT MARIAN SHRINE 174 FILROSE LANE, STONY POINT, NY 10980 PAGE SIZE 24" X 36" SCALE 1" = 100' DRAWING NUMBER G101	SYSTEM SPECIFICATIONS:		REV DATE DESCRIPTION ENG CHK						
	AC SYSTEM SIZE: 5000 KW	4 8/29/23 PERMIT DESIGN OPEN FIELD Q CELL		AJB					
	DC SYSTEM SIZE: 5000 KW	5 9/25/23 DESIGN OPEN FIELD Q CELL DCE		AJB					
	MODULE TYPE: XL-9/25/BFG 67BW	6 1/17/23 DESIGN OPEN FIELD Q CELL DCE		AJB					
	MODULE QUANTITY: 9,348	7 4/18/24 UPDATED COMMUNITY COMMENTS		AJB					
	STRING QUANTITY: 423	8 6/3/24 UPDATED COMMUNITY COMMENTS R2		AJB					
ORIENTATION: PORTRAIT									
				2018.05.0195		WWW.COREDEVUSA.COM		840 WYCKOFF AVE, SUITE 200 MAHWAH, NJ 07430	



LEGEND

- OLD FENCE
- NEW FENCE
- OLD TREE REMOVAL
- NEW TREE REMOVAL

PROJECT		MARIAN SHRINE		174 FILROSE LANE, STONY POINT, NY 10980		DRAWING NUMBER		G103							
PAGE SIZE		24" X 36"		SCALE		1" = 70'									
SYSTEM SPECIFICATIONS:		DC SYSTEM SIZE:		4,310 KW		REV		DATE		DESCRIPTION		ENG		CHK	
		AC SYSTEM SIZE:		5,000 KW		4		8/29/23		PERMIT DESIGN OPEN FIELD Q CELL		A.J.B.		A.J.B.	
		MODULE TYPE:		XL-6755/BFG 475W		5		9/25/23		DESIGN OPEN FIELD Q CELL DCE		A.J.B.		A.J.B.	
		MODULE QUANTITY:		9,348		6		11/17/23		DESIGN OPEN FIELD Q CELL DCE		A.J.B.		A.J.B.	
		STRING QUANTITY:		423		7		4/18/24		UPDATED COMMUNITY COMMENTS		A.J.B.		A.J.B.	
ORIENTATION:		PORTRAIT		8		6/3/24		UPDATED COMMUNITY COMMENTS R2		A.J.B.		A.J.B.			
												201825.2195		WWW.COREDEUSA.COM	
												860 WYCKOFF AVE SUITE 200		MAHWAH, NJ 07430	

Planning Board
Town of Haverstraw
1 Rosman Rd,
Garnerville, NY 10923
RE : Marian Shrine – Subdivision Application

In light of our multiple conversations with Town representatives and community members, it is clear that the most critical issues related to our project application are i) tree clearing and ii) possible impacts to neighbors in the form of potential stormwater runoff and visual impacts. In response to this feedback, Core has engaged with the leadership at Marian Shrine and conducted exhaustive modeling and mark-outs of possible solar array redesigns and alternate locations. These discussions have resulted in the revised site plan which has been submitted to the Board.

Marian Shrine has permitted the use of a portion of their open field and also an additional wooded area. These accommodations have allowed us to adjust the solar arrays so they are now a minimum of 150' from any adjacent property. This strategy also reduces the need for tree clearing, thereby also reducing the potential for new water runoff issues. The maintenance of more trees around the perimeter of the Shrine property shall also provide additional visual screening of the solar project.

Core is in the process of developing a full engineering plan set with the new layout, including a SWPPP and tree removal plan.

Thank you for your consideration in this matter. Please direct any questions or communications to:

Kai Nybro, Project Developer
Core Development Group
860 Wyckoff Ave.
Mahwah, NJ 07430
(551) 315-3670
knybro@coredevusa.com

TOWN OF HAVERSTRAW PLANNING BOARD RESOLUTION

**Adopting SEQRA Negative Declaration & Zoning Report
Garnerville Mini-Storage/Regulating Self-Storage Facilities**

WHEREAS, the Applicant, Primespace Capital LLC, proposes to convert a vacant lot (formerly containing a single-family residential home that has since been demolished) to a self-storage facility; and

WHEREAS, the subject property is located at 3 West Ramapo Road in the unincorporated Town and is shown on the Town tax map as 26.09-4-33; and

WHEREAS, the Applicant, with the consent of the owner of the Property, 31 Collins LLC, submitted the following applications to the Town:

1. Application to the Planning Board for site plan approval dated August 7, 2023
2. Petition to the Town Board dated December 21, 2023 seeking to rezone the Property from the R-15 zoning district to the C zoning district

WHEREAS, while processing these applications, it came to the Town Board's attention that the Town Code does not have regulations directly applicable to self-storage facilities, particularly as it relates to parking and, therefore, at the Town Board's April 9, 2024 meeting it proposed:

3. Local Law to regulate self-storage facilities in the unincorporated Town's C and PIO districts.

WHEREAS, the Planning Board is a designated agency for a coordinated review of this Type I action pursuant to the State Environmental Quality Review Act ("SEQRA"), which review includes the zone text amendment and code change, as well as the proposed site plan; and

WHEREAS, the Applicant submitted a Full Environmental Assessment Form ("FEAF"), Part 1; and

WHEREAS, the Planning Board adopted an FEAF, Part 2, identifying those environmental areas where there was the potential for moderate to large impacts from the proposed project; and

WHEREAS, the Applicant submitted responses to the FEAF, Part 2, demonstrating that any potential impacts can be mitigated such that there is not the potential for any significant adverse environmental impacts from the proposed project; and

WHEREAS, pursuant to Town Zoning Code § 167-108(B), the Town Board referred the proposed zoning amendments to the Planning Board for its review and report, which the Planning Board considered in conjunction with its SEQRA review; and

WHEREAS, the Planning Board has held duly-noticed public hearings on the proposed actions; and

NOW THEREFORE,

BE IT RESOLVED that the Planning Board, acting as lead agency, hereby adopts the attached Negative Declaration finding that there will be no significant adverse environmental impacts from the Proposed Project for the reasons set forth in the Negative Declaration; and

BE IT FURTHER RESOLVED, the Planning Board Clerk is hereby directed to file and distribute the Negative Declaration in accordance with 6 NYCRR 617.12(b); publish the Negative Declaration in the Environmental Notice Bulletin in accordance with 6 NYCRR 617.12(c); and further distribute, file and/or publish the Negative Declaration and any related documents as required by law; and

BE IT FURTHER RESOLVED, that the Planning Board hereby adopts the attached Report dated July 10, 2024 and directs the Planning Board Clerk to circulate the Zoning Report to the Town Board and all necessary staff and consultants.

Dated: July 10, 2024

Chairman Corallo

**STATE ENVIRONMENTAL QUALITY REVIEW
NEGATIVE DECLARATION
Notice of Determination of Non-Significance**

Project Name: **Garnerville Mini Storage**

Date: **July 10, 2024**

Lead Agency: **Planning Board**
Town of Haverstraw
One Rosman Road
Garnerville, NY 10923

Prepared by: **Michael D. Kauker, PP, AICP**
Kauker & Kauker, LLC
356 Franklin Ave.
Wyckoff, NJ 07481
(201) 847-2900

Christie Tomm Addon, Esq.
Silverberg Zalantis LL
120 White Plains Road, Unit 305
Tarrytown, NY 10591
(914) 682-0707

This notice has been prepared in accordance with Article 8 (State Environmental Quality Review Act) of the New York State Environmental Conservation Law.

The Planning Board of the Town of Haverstraw, as lead agency, has determined that the proposed action described below will not have a significant effect on the environment and a Draft Environmental Impact Statement will not be prepared.

Name of Action: Garnerville Mini Storage

SEQR Status: Type 1

Conditioned Negative Declaration: No

Description: The proposed action consists of proposed amendments to the zoning code to regulate self-storage facilities within the C – Commercial District and place the subject property in the C – Commercial District, and obtaining site development plan approval to construct a three-story self-storage facility at the subject property.

Location: 3 West Ramapo Road, Town of Haverstraw, Rockland County, New York.

Determination of Significance:

The Planning Board of the Town of Haverstraw, as Lead Agency for a coordinated review, has determined that the proposed action will not result in any significant adverse environmental impacts and, therefore, a Negative Declaration is issued pursuant to the State Environmental Quality Review Act (SEQRA).

Reasons Supporting This Determination:

1. Land Use and Zoning:

- o The zoning amendments are generally consistent with the overall objectives of the Comprehensive Plan and the intended use of the Commercial District and properties along Route 202.
- o The subject property is currently located in the Town's Route 202 Overlay Zone given that it has frontage on Route 202 – a State road and commercial corridor. Further, the parcels directly across Route 202 are already in the Commercial zoning district. In the past, the Town Board has rezoned parcels to the Commercial zoning district when they were adjacent to parcels already in the Commercial zoning district and their location was conducive to a commercial use, as this property is.
- o The introduction of self-storage facilities in the Commercial District is a logical extension of current uses and will not significantly alter the character of the neighborhood. The Building Inspector has already determined that the self-storage use proposed for the subject property is permitted in the Commercial zoning district as a retail use. The Town Board opted to consider the zone text amendments to specifically regulate this self-storage use as the existing regulation for retail uses are not transferrable to a self-storage use, particularly with respect to parking as self-storage uses do not require nearly as much parking as retail.
- o The proposed zone text amendments also incorporate protective measures specifically related to the self-storage use, such as prohibiting dangerous materials from being stored in the facility; requiring landscaping/screening, architectural standards and security; and giving the Planning Board the authority to regulate lighting and noise to minimize these impacts to neighboring properties.
- o The prior proposal for redevelopment of the subject property was as a daycare center with several retail storefronts and associated parking. This use would have been incredibly impactful to the area for numerous reasons, most notably traffic and access. The proposed self-storage use eliminates those environmental concerns as self-storage, given the nature of its use, requires minimal parking.

- o Lastly, any proposed self-storage facility will be required to obtain site plan approval from the Planning Board, ensuring a thorough site-specific review.

2. Traffic and Transportation:

- o A traffic impact study conducted as part of the site plan review indicated that the addition of a self-storage facility will generate minimal traffic compared to other potential commercial or residential uses. As noted above, the property was originally proposed to be redeveloped with a daycare center and several retail storefronts, which would have generated considerable additional traffic. Given the size of the parcel, under the current zoning this parcel could potentially be developed with several single-family homes, which would generate more traffic than the proposed self-storage facility.
- o Existing road infrastructure is adequate to handle the minor increase in traffic volume.
- o There will also be substantially less parking needed on site than with other commercial (and some residential) uses, which will reduce the amount of impervious coverage attributable to the parking. The proposed parking requirements for self-storage uses in the zone text amendment were acceptable to the Town's traffic engineering consultant.

3. Environmental Resources:

- o The site is not located in or adjacent to any designated critical environmental areas or habitats.
- o The construction will adhere to all state and local environmental regulations, ensuring that there are no adverse impacts on air, water, or soil quality.

4. Aesthetics and Community Character:

- o The proposed building design will be in harmony with the architectural character of the Commercial District.
- o Landscaping and buffering will be implemented to minimize visual impact on surrounding properties.
- o The proposed zone text amendments require architectural, landscaping and buffering review as part of any site-specific application.

5. Utilities and Infrastructure:

- o The existing public utilities (water, sewer, electricity) have sufficient capacity to accommodate the proposed development without requiring significant upgrades.

6. More specifically, it is not anticipated that any of the criteria as described in 6 NYCRR §617.7(c)(1)(i –xii) would be significantly impacted as further described below:

- a. The proposed action will not cause a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels; a substantial increase in solid waste production; a substantial increase in potential for erosion, flooding, leaching or drainage problems as for the subject property, the applicant has demonstrated, to the satisfaction of the Town's engineer, that there will be no net increase in runoff;
- b. The proposed action will not result in the removal or destruction of large quantities of vegetation or fauna; substantial interference with the movement of any resident or migratory fish or wildlife species; impacts on significant habitat area; substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species; or other significant adverse impacts to natural resources;
- c. The proposed action will not result in the impairment of the environmental characteristics of a Critical Environmental Area;
- d. The proposed action will not result in the creation of a material conflict with a community's current plans or goals as officially approved or adopted;
- e. The proposed action will not result in the impairment of the character or quality of important historic or archeological, architectural, or aesthetic resources or of existing community or neighborhood character;
- f. The proposed action will not result in a major change in the use of either the quantity or type of energy;
- g. The proposed action will not result in the creation of a hazard to human health;
- h. The proposed action will not result in a substantial change in the use, or intensity of use, of land including agricultural, open space or recreational resources, or in its capacity to support existing uses;

- i. The proposed action will not result in the encouraging or attracting of a large number of people to a place or places for more than a few days, compared to the number of people who would come to such place absent the action.

Conclusion: Based on the above considerations, the Town of Haverstraw Planning Board concludes that the proposed zoning amendments and site development plan will not have a significant adverse impact on the environment. Therefore, a Negative Declaration is issued.

For Further Information:

Contact Person: Annette Hendrie, Chief Clerk
TOH Building Planning & Zoning

Address: Town of Haverstraw
One Rosman Road
Garnerville, New York 10923

Telephone Number: (845) 429-2200

DRAFT

TOWN OF HAVERSTRAW PLANNING BOARD
Report to Town Board on Zoning Text Amendments and Zone Change
Garnerville Mini-Storage/Regulating Self-Storage Facilities

Overview

The Applicant, Primespace Capital LLC, proposes to convert a vacant lot (formerly containing a single-family residential home that has since been demolished) to a self-storage facility. The proposed project is known as Garnerville Mini-Storage. The subject property is located at 3 West Ramapo Road in the unincorporated Town and is shown on the Town tax map as 26.09-4-33.

The Applicant, with the consent of the owner of the Property, 31 Collins LLC, submitted the following applications to the Town:

1. Application to the Planning Board for site plan approval dated August 7, 2023
2. Petition to the Town Board dated December 21, 2023 seeking to rezone the Property from the R-15 zoning district to the C zoning district

While processing these applications, it came to the Town Board's attention that the Town Code does not have regulations directly applicable to self-storage facilities, particularly as it relates to parking. Accordingly, at the Town Board's April 9, 2024 meeting it proposed:

3. Local Law to regulate self-storage facilities in the unincorporated Town's C and PIO districts.

The Planning Board, with the consent and at the request of the Town Board, is serving as lead agency for a coordinated review of all three proposed actions pursuant to the State Environmental Quality Review Act. At its July 10, 2024 meeting, the Planning Board adopted a negative declaration determining that these actions do not have the potential for any significant adverse environmental impacts – thus completing the SEQRA process.

Upon concluding its SEQRA review, the Planning Board now submits this report to the Town Board on the proposed zoning amendments (actions two and three listed above) in accordance with Town of Haverstraw Zoning Code § 167-108(B).

Rezoning the Property to the C District

The Property is currently located in the R-15 zoning district and the Applicant is requesting a zone change to the C district. The Property (1) has frontage on Route 202, which is a main commercial corridor with numerous other commercial uses nearby; (2) is located in the Route 202 Floating Overlay District, which permits a variety of commercial uses, including retail sales and services, personal services, professional, administrative, medical and business offices, child-care centers, studios, pharmacies, banks (with drive-through), restaurants (including fast-casual), delis, cafes, bakeries, and municipal uses; and (3) is across Route 202 from other parcels that are in the C district. Further, there was a previous application for redevelopment of the Property for a child-care center and multiple retail storefronts with associated parking. However, there were considerable concerns about the impacts of this proposal, primarily due to traffic and access – both

on-site and onto Route 202. Given the two proposals for this Property have been for commercial uses, it seems highly unlikely that it would be redeveloped with another single family home. And given the size of the Property – approximately two acres – if it were to be redeveloped as residential, it would likely be as a subdivision with several homes. The Applicant has presented analysis from its traffic engineer, and the Town’s traffic engineer has confirmed, that self-storage facilities generate minimal traffic impacts and require very few parking spaces to accommodate the use – less than other commercial uses and likely less than a residential subdivision.

Therefore, in light of the potential other uses of the Property and the low impact nature of a self-storage facility, the Planning Board recommends that the Town Board consider rezoning the Property to the C district – **solely in connection with this application for a self-storage facility**. The Planning Board’s SEQRA review and zoning analysis has been focused on the rezoning the Property for a self-storage facility. Therefore, if the proposed use were to change now or in the future, the applicant would have to appear before the Planning Board for a new SEQRA review and site plan application.

Zone Text Amendments to Regulate Self-Storage Facilities

The Planning Board supports the Town Board’s initiative to implement zoning regulations specifically tailored to self-storage facilities. While the Building Inspector has already determined self-storage facilities are a permitted retail use, the regulations for retail uses do not align with a self-storage facility. By implementing the new regulation, the Town would be making these regulations more reasonable as it relates to the parking regulations, but also adding protections for the Town by (1) limiting the use to the C and PIO districts where this use is appropriate; (2) incorporating protective measures specifically related to the self-storage use, such as prohibiting dangerous materials from being stored in the facility, and requiring landscaping/screening, architectural standards and security; and (3) giving the Planning Board the authority to regulate lighting and noise to minimize the impacts to neighboring properties. The Town’s traffic engineer found the proposed parking regulations to be acceptable for this use. Further, because of the limited parking needed for self-storage facilities, this will reduce the amount of impervious coverage needed for parking. That being said, because of the size of self-storage facilities, the Planning Board recommends that all such proposed self-storage facilities be referred to the Architectural Review Board.

Conclusion

In sum, the Planning Board is favorable to both (1) the Property’s zone change to the C district for redevelopment with a self-storage facility and (2) the zone text amendments to regulate self-storage facilities in the C and PIO zoning districts.

NOTICE OF PUBLIC SCOPING SESSION

TOWN OF HAVERSTRAW PLANNING BOARD

Applicants: Haverstraw Group LLC and BNE Acquisitions LLC

Notice: Pursuant to the State Environmental Quality Review Act (SEQRA), the Town of Haverstraw Planning Board will hold a Public Scoping Session on Wednesday, August 14, 2024 at 7:30 p.m. in the large meeting room of Town Hall, One Rosman Road, Garnerville, NY 10923, to solicit public comment on the Draft Scoping Document, prepared by the Applicants, for the proposed residential development of a portion of the former Letchworth Property. All interested persons are invited to attend and provide comments on the Draft Scoping Document, which will serve as the outline of the issues to be addressed in the Draft Environmental Impact Statement.

Proposed Project: The proposed project relates to an approximately 23-acre portion of the former Letchworth Property (Tax Lots 19.16-1-14) for (i) the Town Board to consider rezoning the applicable portion of the Letchworth Property from the R-120 zoning district to the LA-17 zoning district; and (ii) the Planning Board to consider subdivision approval (from the remainder of the former Letchworth Property) and site plan approval to construct approximately 300 residential units in seven buildings and related amenities, including parking, internal roads and recreational facilities.

Type of Action: This is a Type I action under SEQRA.

Documents: Included with this circulation are (1) the Positive Declaration adopted by the Planning Board, (2) the Draft Scoping Document that will be the subject of the Public Scoping Session, and (3) Plan Set prepared by JMC Planning, Engineering, Landscape Architecture & Land Surveying, PLLC dated March 27, 2024 consisting of (i) cover sheet (C-000), (ii) existing conditions map (C-010) and (iii) preliminary site layout plan. All other application materials are available for review and inspection in the Town Building Department upon advanced request to the Chief Clerk at the contacts set forth below.

Written Comment: In addition to the Public Scoping Session, the Planning Board will accept written comment on the Draft Scoping Document until Wednesday, August 21, 2024 at 5:00 p.m. to:

Contact Person: Annette Hendrie, Chief Clerk
TOH Building Planning & Zoning
Address: Town of Haverstraw
One Rosman Road
Garnerville, New York 10923
Telephone Number: (845) 429-2200
E-mail: atorres@townofhaverstraw.org

Positive Declaration
State Environmental Quality Review Act (SEQRA)
Determination of Significance
Town of Haverstraw Planning Board
Letchworth Road Residential Development
July 10, 2024

Lead Agency:

Town of Haverstraw Planning Board
One Rosman Road, Garnerville, NY 10923

Project Title:

Letchworth Road Residential Development

Project Location:

Letchworth Village Road
Town of Haverstraw, Rockland County, New York

Description of Action:

The proposed project involves a zoning amendment to include the subject property in the LA-17 District and an application for a site development plan to construct a 300-unit multiple family residential development on a 22-acre parcel of land. The development will include 658 parking spaces. The site is currently undeveloped and features wooded areas and steep slopes.

SEQR Classification:

Type I

Determination:

The Town of Haverstraw Planning Board, as the lead agency, has determined that the proposed action described above may result in one or more significant adverse environmental impacts and will require the preparation of a Draft Environmental Impact Statement (DEIS). This

determination is based on the criteria found in 6 NYCRR Part 617.7(c), which includes consideration of the following potential impacts:

Potential Significant Environmental Impacts:

1. Impact on Land:

The development will involve significant land disturbance on a 22-acre parcel with wooded areas and steep slopes. Potential impacts include soil erosion, changes in topography, and instability of slopes.

2. Impact on Water:

The project may affect surface water and groundwater quality due to increased runoff, potential contamination from construction activities, and changes to the natural drainage patterns. The presence of steep slopes increases the risk of erosion and sedimentation into nearby water bodies.

3. Impact on Air Quality:

Construction activities and increased vehicular traffic from 658 parking spaces may result in temporary and long-term air quality impacts, including dust, emissions, and particulate matter.

4. Impact on Plants and Animals:

The removal of wooded areas and alteration of natural habitats may adversely affect local vegetation and wildlife, including potential impacts on any endangered or threatened species that may be present on the site.

5. Impact on Aesthetic and Visual Resources:

The construction of a large residential development may alter the visual character of the area, impacting scenic views and the aesthetic value of the natural landscape.

6. Impact on Transportation:

The increase in vehicular traffic from 300 residential units and 658 parking spaces may impact local traffic patterns, congestion, and public transportation infrastructure.

7. Impact on Noise, Odor, and Light:

Construction activities and the presence of a large residential community may result in increased noise levels, odors, and light pollution, affecting the surrounding environment and community.

8. Impact on Historical and Cultural Resources:

The development may result in potential damage or destruction of archaeological sites, historic buildings, or culturally significant landscapes.

9. Impact on Infrastructure and Utilities:

Potential impacts may arise from insufficient capacity of existing infrastructure (water, sewer, electricity) to support the proposed development. The development may result in increased demand on public services, such as schools, hospitals, and emergency services, without adequate provisions for expansion or improvement.

10. Impact on Human Health:

Potential impacts on public health may arise from construction activities, increased traffic, and changes in air and water quality.

11. Consistency with Community Plans and Character:

The scale of the proposed development may not be consistent with existing community plans and could alter the character and quality of the local community.

Reasons Supporting This Determination:

Based on a thorough review of the Environmental Assessment Form (EAF) and additional information provided, the Town of Haverstraw Planning Board has identified the following reasons why the proposed action may have a significant adverse impact on the environment:

- The project involves substantial alteration of undeveloped land with steep slopes, increasing the risk of soil erosion, stormwater runoff and water quality degradation.
 - The removal of wooded areas may lead to significant impacts on local flora and fauna, including potential endangered species.
 - The construction of a large residential development may alter the visual character of the area, impacting scenic views and the aesthetic value of the natural landscape.
 - Increased traffic from 658 parking spaces may contribute to local congestion and transportation infrastructure stress.
-

Scoping:

In accordance with 6 NYCRR Part 617.8, the Town of Haverstraw Planning Board will conduct a scoping process to identify the significant issues to be addressed in the DEIS. The public and involved agencies will be invited to participate in the scoping process, and a public scoping meeting will be held on Wednesday, August 14, 2024 at 7:30 p.m. The Planning Board will accept written comments submitted to the address below until 5:00 p.m. on Wednesday, August 21, 2024. Documents related to this application are available for review and inspection in the Town Building Department.

Contact Information:

For further information, please contact:

Contact Person: Annette Hendrie, Chief Clerk
TOH Building Planning & Zoning

Address: Town of Haverstraw
One Rosman Road
Garnerville, New York 10923

Telephone Number: (845) 429-2200

E-mail: atorres@townofhaverstraw.org

DEIS SCOPE
Letchworth Village Residential Development
Town of Haverstraw, Rockland County, New York

This document identifies the impacts to be addressed in the Draft Environmental Impact Statement (DEIS) for the proposed Letchworth Village Residential Development and initial site plans, which provide for a 300-unit multi-family residential development located on Letchworth Village Road in the Town of Haverstraw, New York. This Scoping Document contains the items described in 6 CRR-NY Part 617.8 (E)(1) through (7).

Classification of Action: Type I

Lead Agency: **Planning Board**
 Town of Haverstraw

Scoping Meeting: **TBD**

Scope Adoption: **TBD**

Description of the Proposed Action:

The proposed action is the development of 300 residential rental units within 7 3.5 story buildings situated on a ±22.93-acre parcel of land located on Letchworth Village Road. The site is within the R-120 "Rural Residence District", and the proposed actions requests a rezoning to the LA-17 "Luxury Apartment Multifamily District", where multifamily residential uses are principally permitted. Associated site improvements are proposed including access driveways, parking areas, a clubhouse, recreation areas (such as tennis or pickleball courts, pool, etc), site landscaping, retaining walls, stormwater management facilities, etc.

General Guidelines:

- The DEIS shall cover all items in this Final Scope and will conform to the format outlined in this document. Each impact issue (e.g., land use, traffic, etc.) shall be presented in a separate subsection which includes a discussion of existing conditions, impacts associated with the proposed action and any mitigation measures designed to minimize identified issues. If appropriate, impact issues listed separately in this document may be combined in the DEIS, as long as all issues described in this Final Scope are addressed.
- Narrative discussions shall be accompanied by appropriate tables, charts, graphs and figures whenever possible. If a particular subject can be most effectively described in graphic format, the narrative discussion shall summarize and highlight information presented graphically.
- Information shall be presented in a manner that can be readily understood by the public.
- Where reasonable and necessary, mitigation measures shall be incorporated into the proposed action if they are not already so included. For any mitigation measure listed in the Final Scope that is not incorporated into the proposed action, the specific reason why the Applicant

considers it unnecessary shall be discussed in the DEIS. The Applicant may suggest additional mitigation measures where appropriate. When no mitigation is provided, the DEIS should explain the basis therefore.

- The document shall be written in the third person (i.e., the terms “we” and “our” shall not be used). The Applicant’s conclusions and opinions, if given, shall be identified as those of the “Applicant”. When describing the project and its potential impacts, the DEIS should use the word “would” rather than “will”.
- The entire document shall be checked carefully to ensure consistency with respect to the information presented in the various sections.

The DEIS shall contain the following information and address the following issues as they relate to the proposed action:

COVER SHEET identifying:

1. The Proposed Action and its location;
2. The name, address and telephone number of the Lead Agency and contact person;
3. The name, address and telephone number of the preparer of the DEIS; the date of DEIS submission and acceptance; and
4. The name, address and telephone number of the Applicant;
5. Public hearing date and DEIS comment period.

Following the cover sheet, a list (name, address and telephone numbers) of all consultants involved in the project should be provided.

TABLE OF CONTENTS, indicating the chapters of the DEIS and page numbers as well as lists of exhibits, tables and appendices.

The text of the DEIS shall include the following:

I. EXECUTIVE SUMMARY

The summary shall describe the Proposed Action, its significant impacts and mitigation measures, and the alternatives analyzed in the body of the document. It will also include a list of all required reviews and approvals from all governmental agencies, including the Town, County and State agencies. The use of tabular summaries is recommended.

II. PROJECT DESCRIPTION

With text accompanied by photographs, maps and/or sketches, as necessary, this section of the DEIS shall provide a full and clear description of the Proposed Action.

A. Project Location and Site Description

Identification and description of regional context and area location, tax map designation, site access, abutting land uses and zoning categories. This section shall include a description of all uses and

facilities that are currently located on the project site and a site survey.

B. Proposed Action

Include a detailed discussion of the proposed multi-family residential development, the proposed zoning and the proposed site plans for the phases(s) of development including:

- i. Description of new buildings and their architecture/design
- ii. Residential component
- iii. Residential amenities component
- iv. Green design and sustainability components
- v. Site roadways, access and circulation
- vi. Tree preservation, landscaping and buffers
- vii. Recreation and open space
- viii. Utilities and support facilities
- ix. Site excavation, grading and fill plans
- x. Stormwater management summary
- xi. Construction staging summary

C. Project History

Description of the site's development history, including:

- i. Original approvals/development of Letchworth Village

D. Statement of Project Purpose and Need

Description of the Applicant's needs and objectives for the development, and the benefit to the public, including:

- i. Comprehensive market analysis taking into account market area demographics, renter demand, area rent and vacancy rates, and recent and projected supply. The analysis will also include a review of the 2024 Rockland County Housing Needs Assessment.

E. Reviews and Approvals

A complete list of all required reviews and approvals, and all Involved and Interested Agencies that will receive the DEIS.

III. EXISTING ENVIRONMENTAL CONDITIONS, ANTICIPATED IMPACTS AND MITIGATION

This section of the DEIS shall include a comprehensive analysis of existing conditions, anticipated impacts in the build condition (and no-build condition, where applicable), and specific mitigation measures designed to address all significant adverse impacts.

A. Land Use and Zoning

i. Existing Conditions

1. Survey and analysis of existing land uses within 1/4 mile of the project site including a color land use map
2. Description and mapping of existing zoning within 1/4 mile of the project site, including detailed description of zoning regulations that currently apply to the site (e.g., permitted uses, lot, bulk and parking requirements, setbacks and buffers)
3. Review of applicable Town of Haverstraw and Rockland County planning documents, including the Rockland County Comprehensive Plan (March 2011) and The Town of Haverstraw Comprehensive Plan.

ii. Potential Impacts

1. Discussion of the relationship of the proposed development to overall land use patterns within the 1/4 mile study area, and compatibility with adjacent properties.
2. Discussion of the project's compliance or non-compliance with local land use policies and regulations.
3. Discussion of the project's relationship to Town and County planning proposals and policies.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

B. Visual Resources

i. Existing Conditions

1. Documentation of the visual character of the site and the immediately surrounding area through captioned photographs and narrative.
2. Description of on-site vegetative features, views offered into/from the subject property

ii. Potential Impacts

1. Preparation of building elevations, sketches and other illustrations.
2. Using captioned photographs, cross sections, photo-simulations and/or sketch renderings, provide an analysis of potential for impact on views to the development from the immediately surrounding area.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

C. Soils, Topography and Steep Slopes

i. Existing Conditions including a description and mapping of:

1. Soils
2. Topography
3. Steep Slopes (0-10%, 10%-15%, and 15% or greater)

ii. Potential Impacts

1. Preparation of grading plans and analyses of:
 - a. Soil erosion
 - b. Slope stabilization and
 - c. Extent of rock removal, if required.
2. Estimate of cuts and fills.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

D. Stormwater Management

i. Existing Conditions

1. Description of existing regional and local drainage patterns and facilities
2. Identification of discharge points for existing on-site drainage.
3. Calculation of pre-development stormwater flow volumes and peak discharge rates for the 1, 10, and 100-year storm events as required by the New York State Department of Environmental Conservation (NYSDEC) and the Town of Haverstraw

ii. Potential Impacts

1. Analysis of stormwater impacts from the proposed development, including calculation of post-development runoff quantity for the 1, 10, and 100-year storms.
2. Description of the proposed stormwater management facilities.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

E. Water Supply and Sanitary Sewerage

i. Existing Conditions

1. Description of existing Veolia water supply infrastructure and Town sewer lines on-site and within adjacent roadways.
2. Description of Veolia water system and Joint Regional Sewerage Board sewage treatment system capacities.

ii. Potential Impacts

1. Description of the proposed water and sewer utilities system.
2. Estimates of projected water usage and sewage generation.
3. Analysis of the ability of existing infrastructure to accommodate projected domestic and fire flows.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

F. Other Utilities and Services (Gas, Electric and Telecommunications)

i. Existing Conditions

1. Description of existing utility services in the vicinity of and provided to the site.

ii. Potential Impacts

1. Description of any proposed modifications to the existing utilities system.
2. Analysis of the ability of existing systems to accommodate projected demands.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

G. Traffic, Transportation and Parking

i. Existing Conditions

1. Discussion of the property location along Letchworth Village Road (a Rockland County Road), including access to local and regional roadways, and existing transit service.
2. Inventory of existing road conditions in the site vicinity, including:
 - a. Pavement width/conditions,
 - b. Number of lanes,
 - c. Posted speed limits,
 - d. Types of roadway and traffic controls.
3. Description of existing bus service.
4. Determination of existing traffic volumes in the weekday AM and PM and weekend peak hours, and existing levels of service during these peak hours for six intersections (to be coordinated with the Town), during periods of when schools (including colleges) are in session.
4. Analysis of available traffic accident reports for the past three years for the above intersections and the road segments between these intersections.

ii. Potential Impacts

1. Analysis of the traffic impacts of the proposed development.
2. Estimate of project generated peak-hour traffic and anticipated distribution patterns.
3. Calculation of background traffic volume for the design year, including other development projects recently approved or under construction, but not yet occupied and generating traffic, as well as those in the review pipeline that have a reasonable expectation of receiving approval.
4. Level of service analysis with No-Build and Build (including project generated traffic) conditions including a level of service and delay summary table for all conditions.
5. Analysis of access and sight distance requirements at the proposed site access driveway.
6. Analysis of projected parking demand and proposed parking spaces.
7. Qualitative description of future pedestrian routes.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

H. Community Demographics, Facilities and Services

i. Existing Conditions

1. Discussion of existing multi-family housing market trends in Rockland County including the current population of the Town of Haverstraw and population change from 1994 to present.
2. Discussion of demographic factors such as income, employment, age, etc.
3. Describe Town facilities and other relevant service providers including:
 - a. Town of Haverstraw Police Department
 - b. Haverstraw Volunteer Ambulance Corps (HVAC)
 - c. Thiells Fire Department
4. Discussion of North Rockland Central School District public school system including budget, enrollment trends and physical capacity of each school.

ii. Potential Impacts

1. Discuss anticipated project population and resulting increase in Town population.
2. Discussion of potential relationship/connectivity impacts to community facilities and services.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

I. Fiscal and Economic Conditions

i. Existing Conditions

1. Describe current taxes provided to each taxing jurisdiction (Town, County, School District, etc.)
2. Summarize the current operating budgets of the Haverstraw Police Department, Haverstraw Volunteer Ambulance Corps. (HVAC), Thiells Fire Department, and the Haverstraw Department of Public Works.
3. Summarize the educational cost per student in the North Rockland Central School District utilizing NYS Education Department data.

ii. Potential Impacts

1. Estimate annual tax revenues to be generated to each taxing jurisdiction upon project completion using current tax rates.
2. Discuss potential impacts to community services including the Haverstraw Police Department, Haverstraw Volunteer Ambulance Corps. (HVAC), Thiells Fire Department, and the Haverstraw Department of Public Works.
3. Estimate potential impacts to the North Rockland Central School District.
4. Discuss employment generation resulting from construction and operation of the development.

iii. Proposed Mitigation

1. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

J. Historic and Cultural Resources

- i. Existing Conditions
 - I. Identification of potential significant resources based on the New York State Historic Preservation Office (SHPO) Cultural Resource Information System (CRIS).
- ii. Potential Impacts
 - I. Identification of potential impacts to archeological or historic resources, if any.
- iii. Proposed Mitigation
 - I. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

K. Construction

- i. Potential Impacts
 - 1. Description of anticipated construction activities including site preparation, earthwork, removal of materials off-site, stockpiling, and rock removal, if necessary.
 - 2. Analysis of construction impacts including:
 - a. Identification of types of construction equipment,
 - b. Construction worker and vehicle traffic,
 - c. Duration and hours of operation,
 - d. Phasing,
 - e. Staging,
 - f. Identification of potential impacts from these construction activities such as noise, air quality, stormwater and traffic, including impacts of truck traffic during various times of day.
- ii. Mitigation Measures
 - I. Identify all proposed mitigation for significant adverse environmental impacts identified in the DEIS.

IV. SIGNIFICANT ADVERSE IMPACTS THAT CANNOT BE AVOIDED

A. Short-Term Construction Impacts

B. Long-Term Impacts

V. ALTERNATIVES

A. The “No Action” Alternative

B. Conventional Subdivision (existing R-120 Zoning)

VI. IRREVERSIBLE AND IRRETRIEVABLE COMMITMENT OF RESOURCES

VII. GROWTH INDUCING ASPECTS

VIII. EFFECTS ON THE USE AND CONSERVATION OF ENERGY

IX. RESOURCES, including LEED Certification Objectives

X. SOURCES AND BIBLIOGRAPHY

XI. APPENDICIES

A. SEQRA Documentation, including EAF, Positive Declaration, and Scoping Outline

B. Relevant Correspondence

C. Technical Studies, including SWPPP and Traffic Study

D. Detailed Site Plans

NOT FOR CONSTRUCTION



LEGEND	
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING BUILDING EDGE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING CONTOUR
	EXISTING INDEX CONTOUR
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING STORM DRAIN LINE AND SIZE
	EXISTING SANITARY LINE AND SIZE
	EXISTING GAS LINE
	EXISTING DRAIN INLET
	EXISTING FIRE HYDRANT
	EXISTING GAS VALVE
	EXISTING WATER VALVE
	EXISTING UTILITY POLE
	EXISTING SIGN

NOTES:
1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY PREPARED FOR THE REAL ESTATE," PREPARED BY WARD CARPENTER ENGINEERS, INC. DATED 09/20/2023.

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JMC

EXISTING CONDITIONS MAP

LETCORTH VILLAGE ROAD, RESIDENTIAL DEVELOPMENT
LETCORTH VILLAGE ROAD
HAYERSTRAW, NY

BMS

1" = 50'

03/27/2024

21090

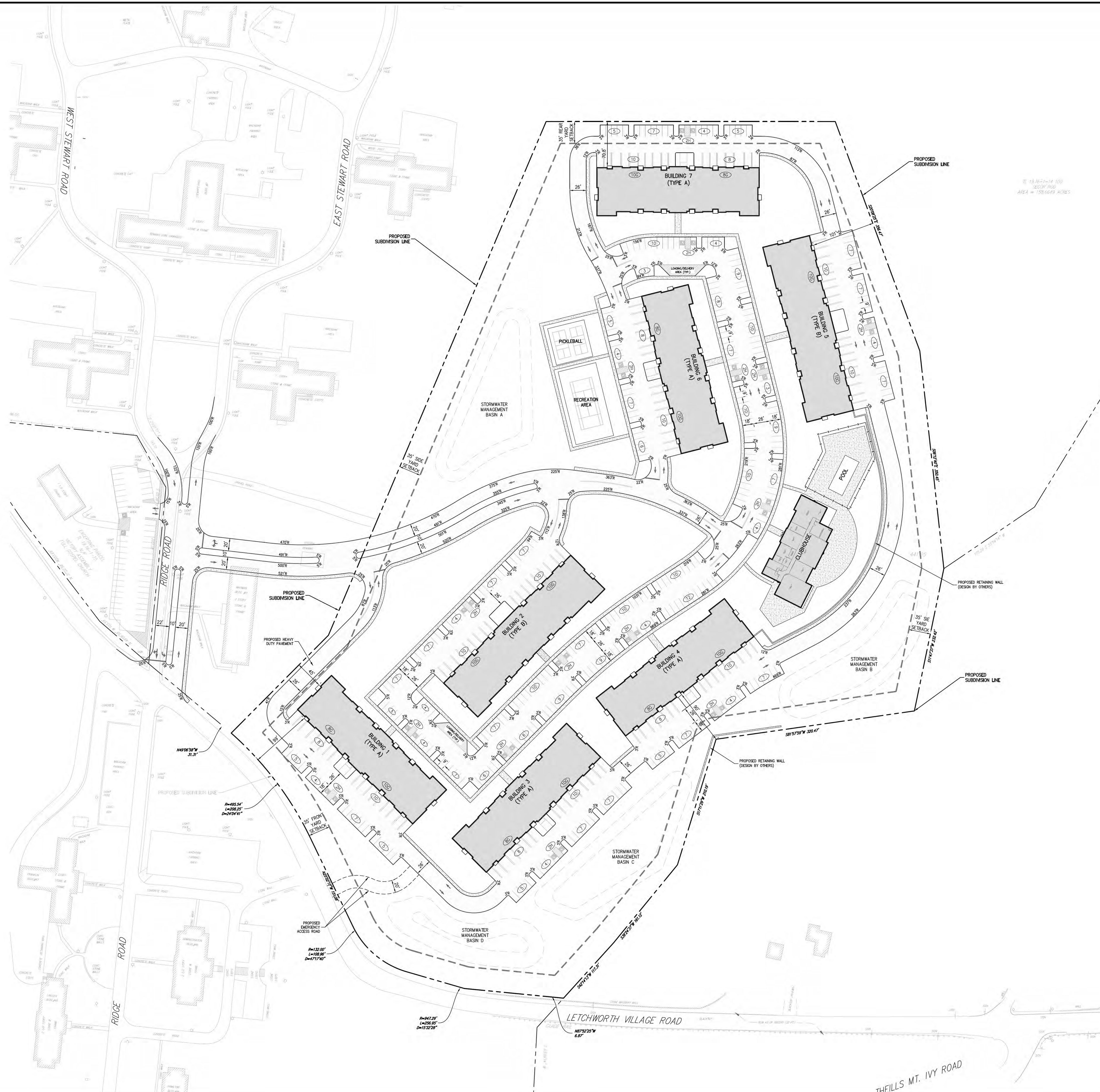
PRO-DRAWING

EXIST

EXIST-SR

C-010

NOT FOR CONSTRUCTION



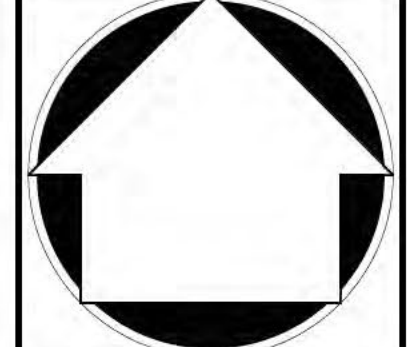
	EXISTING PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING SETBACK LINE
	EXISTING BUILDING LINE
	EXISTING PAVEMENT EDGE
	EXISTING CURB LINE
	EXISTING STONE WALL
	EXISTING RETAINING WALL
	EXISTING GUIDE RAIL
	EXISTING FENCE
	EXISTING UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING SIGN
	PROPOSED BUILDING LINE
	PROPOSED CONCRETE CURB
	PROPOSED DROP CURB & RAMP
	PROPOSED SAWCUT LINE
	PROPOSED ACCESSIBLE PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED PARKING SPACES WITH NUMBER OF SPACES INDICATED (REFER TO STRIPING DETAILS)
	PROPOSED CONCRETE SIDEWALK
	PROPOSED MONOLITHIC CONCRETE SIDEWALK & CURB
	PROPOSED DROP CURB AND RAMP
	PROPOSED HEAVY DUTY PAVEMENT
	PROPOSED RETAINING WALL (DESIGN BY OTHERS)
	PROPOSED GUIDE RAIL
	PROPOSED FENCE
	PROPOSED DOUBLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	PROPOSED SINGLE ARM LIGHTING STANDARD (DESIGN BY OTHERS)
	TRAFFIC SIGN LOCATION & DESIGNATION
	PEDESTRIAN CROSSING
	PROPOSED TREE LINE
	EXISTING FEATURE TO BE REMOVED

NOTES:

1. EXISTING CONDITIONS DEPICTED ON THIS PLAN HAVE BEEN TAKEN FROM SURVEY TITLED, "SURVEY OF PROPERTY PREPARED FOR BNE REAL ESTATE," PREPARED BY WARD CARPENTER ENGINEERS, INC, DATED 09/20/2023.

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PRELIMINARY
SITE LAYOUT PLAN

BMS		DV	
1" = 50'			
03/27/2024			
21090			
2109-LIN01	LAY	LAY.sct	
C-100			