



Town Board

237 Rt 59
Suffern, NY 10901

Meeting: 09/20/23 07:00 PM
DOC ID: 9283

ADOPTED

2023-396

**TOWN OF RAMAPO TOWN BOARD Resolution And Notice
Adopting SEQR Positive Declaration, Directing Re-
Circulation of Draft Scoping Outline and Scheduling Public
Comment Period on Scoping Outline for Harriman Meadows
Planned Residential Development**

WHEREAS, the Town Board of the Town of Ramapo received a petition from PF RE HOLDINGS, LLC (Petitioner) requesting the rezoning of specific parcels of land and for an amendment to the Town's Comprehensive Plan for a proposed planned residential development, titled "Harriman Meadows," to be composed of 85 single-family homes, 298 market rate townhouses, 72 condominium flats with affordability provisions and 24 rental apartments (the "Project") on property located between US Route 202 (Haverstraw Road) and NYS Route 306; and

WHEREAS, the Project site consists of approximately 196.4 acres currently having an R-40 zoning district designation, and the petitioner requests the rezoning of approximately 61.3 acres of the Project site from the R-40 to the MR-8 zoning district; and

WHEREAS, this Board has previously determined that the proposed Project is a SEQR Type 1 action, declared its intent to act as lead agency undertaking a coordinated SEQR review of the action, and having received no objections, declared itself the SEQR lead agency for the coordinated environmental review; and

WHEREAS, a draft Scoping Outline was previously circulated to SEQR involved and interested agencies, but has not yet been subject to public review and comment pursuant to the SEQR Regulations; and

WHEREAS, based on review of the full Environmental Assessment Form Parts 1 and 2 and other documents provided, there may potentially significant adverse environmental impacts associated with construction near steep slope areas; an increase in the volume or rate of discharge of stormwater from the site; impacts to flora, fauna ecology and/or wetland habitat; impacts from an increase in residential density and the resultant increase and demand for community services, including emergency services; utilities and energy; traffic generated by or associated with the proposed action; existing character and growth patterns of the community; historic, prehistoric or archeological resources; and safety regarding construction and residences near the Columbia Gas Pipeline.

NOW, THEREFORE, BE IT RESOLVED and PLEASE TAKE NOTICE as follows:

1. The Town Board determines that the proposed action may result in one or more potentially significant environmental impacts, as set forth herein and, therefore, adopts this Positive Declaration and directs that this Notice of Positive Declaration shall be circulated and posted in accordance with the requirements of §617.12 of the SEQR Regulations, and directs that a Draft Environmental Impact Statement/Supplemental Environmental Impact Statement shall be prepared.

2. The Town Board determines that the draft Scoping Outline, dated January 17, 2023, shall be re-circulated to the involved and interested agencies and also made available for public review, and directs that the draft Scoping Outline and a Notice of Public Comment Period shall be circulated in accordance with §617.8 and §617.12 of the SEQR Regulations and posted on the Town website. This Notice shall state that comments must be submitted to the Town Clerk no later than 4:00 PM on the date thirty (30) days after mailing of the Notice. The Notice shall specifically request all involved agencies to provide written comments reflecting their concerns, jurisdictions and needs for environmental analysis sufficient to ensure that the EIS will be adequate to support their own SEQR findings.

Names of Action: Harriman Meadows Planned Residential Development.

Description of Action: Rezoning and Comprehensive Land Use Plan amendment for a proposed planned residential development titled Harriman Meadows, composed of 479 residential units of mixed types.

SEQR Status: Type I.

Site Location: Between US Route 202 (Haverstraw Road) and NYS Route 306, Pomona, New York; Tax Parcels: 32.11-1-2, 32.11-1-3, 32.11-1-4.1, 32.11-1-4.2, 32.11-1-12, 32.11-1-13, 32.11-1-14, 32.11-1-16, 32.14-2-3.

Reasons Supporting
This Determination:

1. Impacts on Land:
 - a. construction on slopes of 15% of greater
 - b. may involve construction that continues for more than one year or in multiple phases
 - c. may result in increased erosion, whether from physical disturbances or vegetation removal.
2. Impacts on Surface Water
 - a. may involve construction within or adjoining a freshwater or tidal wetland.
 - b. May create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediment.
 - c. May cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.
3. Impact on Groundwater
 - a. May exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.
4. Impact on Flooding
 - a. May result in development within 100 year or 500 year

- floodplain.
- b. May result in or require modifications of existing drainage patterns.
- c. May change flood water flows that contribute to flooding.
- 5. Impacts on Aesthetic Resources
 - a. May be visible from any official designated local scenic or aesthetic resource (Town of Ramapo Scenic Overlay District on Route 202).
 - b. May result in the obstruction, elimination or significant screening of one or more officially designated scenic views (Town of Ramapo Scenic Overlay District on Route 202).
- 6. Impact on Transportation
 - a. Traffic increase may exceed capacity of existing road network.
- 7. Impact on Human Health
 - a. Potential construction activities and permanent housing adjacent to Columbia gas main. And Con Edison High Voltage transmission wires.
- 8. Consistency with Community Plans
 - a. land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).
 - b. may be inconsistent with local land use plans or zoning regulations.
 - c. Located in an area characterized by low density development that will require new or expanded public infrastructure.
- 9. Consistency with Community Character
 - a. May create demand for additional community services (schools, police and fire)
 - b. Inconsistent with the character of the existing natural landscape.

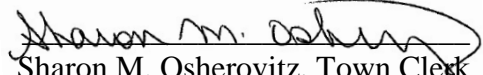
Contact Person: Michael B. Specht
Town Supervisor
Town of Ramapo Town Hall
237 Route 59
Suffern, New York 10901
(845) 357-5100
spechtm@ramapo-ny.gov

This Notice shall be filed in accordance with the SEQR Regulations and sent to the agencies and entities on the attached list.

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

Dated: September 20, 2023

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Brendel Charles, Councilwoman
SECONDER:	Michael Rossman, Councilman
AYES:	Specht, Charles, Rossman, Wanounou, Weissmandl


Sharon M. Osherovitz, Town Clerk