



The Village of New Hempstead



The Village of Pomona

September 22, 2023

RE: Millers Pond GML Review

To: Town of Ramapo Board

The Villages of New Hempstead and Pomona have reviewed the above referenced proposal. Below please find the comments provided by the Village Planner, John Lange with Lange Planning and Consulting on the Miller Pond proposed Planned Unit Development at the site of the former Minisceongo Golf Course off Pomona Road in the Town of Ramapo. This office has reviewed a substantial body of information including the following documents:

1. Millers Pond Planned Development District – Interim Response to Comments Norther Ramapo Development Plan dated May 9, 2023 from White Osterman and Hanna LLP including:
 - 1.1. Millers Pond PUD Responses to Comments from Ramapo CDRC Meeting 2/15/2023, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated May 9, 2023;
 - 1.2. Preliminary PUD Site Plan, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated January 10, 2023; 3.
 - 1.3. Pedestrian Facilities Plan, Kimley-Horn Engineering and Landscape Architecture of NY, P.C., dated January 10, 2023;
 - 1.4. A Local Law Amending Chapter 376 Of the Town Ramapo Town Code to Create the Millers Pond Planned Unit Development (MP-PUD) And Amend the Town of Ramapo Zoning Map to Locate The MP-PUD, Draft dated May 9, 2023;
 - 1.5. Traffic Attachment (NYMTC Data and Accident Tables), Kimley-Horn Engineering and Landscape Architecture of NY, P.C.;
 - 1.6. Electric Utility Load Letter, KEA Engineers, dated March 30, 2023; and
 - 1.7. Millers Pond Planned Unit Development (PUD) Code Analysis of Fire Access Roads, RAN Fire Protection Engineering, dated May 5, 2023
2. Millers Pond Responses to CDRC Comments 2/15/23
3. Preliminary PUD Site Plan dated May 5, 2023

4. Traffic Impact Study last revised May 31, 2023
5. Sewer Impact Study (copy not readable)
6. Updated PUD Site Plan dated June 16, 2023
7. Updated PUD Site Plan dated August 16, 2023
8. NYSDEC Memo of April 17, 2023

It is noted that these comments do not assess the accuracy of the information presented, but provides insight to the potential impacts to the Villages of New Hempstead and Pomona based upon the content of the documents.

The Environmental Assessment Forms listed both the Village of New Hempstead and the Village of Pomona as ***interested agencies***, that is, an agency without ***permit*** control over the project. Its powers are limited to providing commentary on the impacts to the Villages.

As interested agencies both Villages are concerned with the external impacts – particularly of water capacity, sewer capacity and traffic.

Water Supply:

The Rockland County Department of Planning in its GML letters always cautions that the water supply for projects cannot be assured since it is scarce. Hence any development needs a willingness to serve letter before the project can move forward. The only information available regarding water was in a response to CDRC questions which stated:

b. D.2.c: The project will be provided with potable water from Veolia Water. The Applicant shall confirm that they are willing and capable of servicing the project by obtaining a “will serve” letter. The Applicant has contacted Veolia Water, met with them on 2/22/23, and is currently working toward obtaining a “will serve” letter.

It appears that the water supply has not been confirmed for this project and until it has been confirmed, it is questionable to move forward until it has been received.

Sanitary Sewage Impacts:

As noted in the Sanitary Sewer Flow Study by Kimley Horn, immediate impacts have been identified to the Pomona Pumping Station. The study shows that there is an impact during the full buildout condition starting in Phase 1, increasing impacts for Phase 2 and overflow conditions for Phase 3. The report was careful to note that the 8” gravity main to the existing Pomona Station does not have adequate capacity in a peak hourly flow scenario even in the existing conditions. Since no use of this gravity sewer is anticipated, no improvements have been recommended. The report also recommended that potential impacts to the Hillcrest Interceptor trunk sewer should also be considered when designing the Pomona Pumping Station improvements. While the consultant appears to be recommending a phased approach to improvements, it would be in everyone’s best interests to complete the full set of improvements at one time instead of an incremental approach.

Traffic Impacts:

A traffic study was conducted by Kimly Horn concluded that most of the traffic impacts require minimal or no mitigation. “Based on these findings, it is concluded that, with the recommended geometric and traffic improvements that will be implemented as a result of the Project, the proposed Millers Pond development will not have a significant adverse impact on area traffic

operating conditions. This is interesting in that three access points are provided for the development, one for the main entrance, one on South Camp Hill Road and one on Station Road. No mention was made of the substandard conditions in terms of lane width, pavement conditions, and sharp curves on these other two access routes. Only the main site entrance is proposed for improvements with turning lanes in both directions along Pomona Road and the site entrance. The site plans should provide sight distances for both of the entrances as well as an analysis of the connecting road conditions.

In addition, it must be noted that the Town of Ramapo did not complete the required traffic improvements for the ballpark along Pomona Road and the addition of the traffic generated from this project may impact traffic conditions at the intersections of Fireman's Memorial Drive, Route 45 and Pomona Road.

The traffic plan and site development plans detail the location of a 48-unit hotel. Its location does not appear other than potentially some commercial buildings. It should have the exact location shown.

Both Villages are concerned with some other aspects of the proposal as below

1. The scope of the project is not aligned with the traffic patterns in the area, the roads are not equipped to deal with the growth expected by this project. The traffic conditions created by the stadium during events and the difficulty of controlling the traffic causes us a concern that the traffic studies predicting no significant increase of traffic are less than convincing.
2. The proposed hotel is not compatible with the residential character of the area that has no commercial section. It is worth noting that the new zoning plan for north-east Ramapo designated rt. 202 as a commercial corridor and such projects would belong in that location.
3. The building that is aimed to include 100 rental units will be so high that it will completely change the skyline of the surrounding area and the privacy of residents that currently enjoy their private properties/pool etc... There are no dwellings in the area that are more than 2 stories high, which gives the neighbors the privacy they are entitled to.

Since the internal aspects of the project are not under the control of the Villages, comments were prepared to address external impacts of this proposal.

Should you have any questions regarding these comments, please do not hesitate to contact us.

Kind regards,



Mayor Abe Sicker
Village of New Hempstead



Mayor Ilan Fuchs
Village of Pomona