



The Village of Pomona

Nov 10, 2023

RE: Harriman Meadows Planned Residential Development project

To: Town of Ramapo Board

Email: Osherovitzs@ramapo-ny.gov

The Village of Pomona has reviewed the above referenced draft scoping documents. Below please find the comments provided by the Village on the Harriman Meadows proposed Planned Residential Development at the site of the former Patrick Farms between US Route 202 (Haverstraw Road) and NYS Route 306 in the Town of Ramapo.

The village has reviewed a substantial body of information including the following documents:

- 1.0.1 Petition for Zone Change 3/7/2022
- 1.0.2 Petition - Exhibit A: 56 Acre Parcel Schedule A Updated
- 1.0.3 Petition - Exhibit B: 5 Acre Parcel Schedule A Updated
- 1.0.4 Petition - Exhibit C: Proposed Amendments to Comprehensive Plan Updated
- 1.0.5 Petition - Exhibit D: Draft Scoping Document 12/21/2021
- 1.0.6 Petition - Exhibit F: Full EAF 12/20/2021
- 1.0.7 Petition - Exhibit G: Adjoining Land Owners Updated
- 1.1 CDRC Application 10/28/2022
- 1.2 Project Narrative 10/28/2022
- 1.3 Proposed Layout Plan 2/1/2022
- 1.4 Wetland Location Map 7/30/2020
- 1.5 USACOE JD Letter 7/23/2020
- 1.6 Quantitative Risk Analysis for Columbia Line 10338 Pipeline 12/9/2021
- 1.7 Shapiro v Planning Bd of Town of Ramapo 11/8/2017

- A. CDRC Report 11/9/2022
- B. Town Board Resolution 2023-106: Notice of Intent to be SEQR lead Agency 2/8/2023
- C. SEQR Lead Agency Coordination Letter to Interested/Involved Agencies 3/3/2023
- D. FEAFF Part 2 9/19/2023
- E. FEAFF Part 3 9/19/2023
- F. Town Board Resolution 2023-396: Positive Declaration, Circulate Draft Scoping Document & Schedule Public Comment Period on Scoping Document 9/20/2023
- G. SEQR Lead Agency Notification of Public Comment Period on Draft Scoping Document 9/22/2023
- H. Draft Scoping Document
- I. Extension of Public Scoping 10/16/2023

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

The Scoping Documents listed 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 Village.

As interested agencies the Village is 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.

It appears that 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.

Traffic Impacts:

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 additional traffic conditions that will be created by the approved schools on route 306 and the additional traffic on US 202 with the approved commercial projects causes us a concern that the traffic studies predicting no significant increase of traffic are less than convincing.

The Village is concerned with some other aspects of the proposal as below

The proposed workforce housing and condominiums is not compatible with the single family residential character of the area.

Since the internal aspects of the project are not under the control of the Village, 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,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Mayor Ilan Fuchs
Village of Pomona