

ZONING BOARD OF APPEALS
TOWN OF RAMAPO

NARRATIVE SUMMARY

ROUTE 202 BUSINESS PARK
Tax Lots 33.05-2-2 and 33.05-2-5

Route 202 Business Park is to be sited on a 13-acre parcel located at 103 Ladentown Road and 110 Camp Hill Road. The property formerly served as the Country Lee Horse Farm but is currently vacant.

When originally proposed, the site was in the PI Zoning District. It was to be developed as both Office and Industrial Use. The Office was to be for Business - Professional use. The types of Industrial Use tenants envisioned include manufacturing, fabrication, processing, converting, altering, assembling, testing or other handling of products, as well as warehousing in support of the light industrial use. Both the Office and Light Industrial uses are permitted by right in the PI Zoning District.

The Planning Board, as lead agency, granted a negative declaration at its November 16, 2021, meeting. At that same meeting, the Planning Board referred the matter to this Board with a unanimous recommendation that the variances be granted.

This Board granted the two required variances (for buffers against a residential district and for an entrance within 300 feet of a residential district) at its meeting of March 24, 2022.

After receiving the needed variances, the applicant began work with the New York State Department of Transportation regarding needed improvements to the intersection of Ladentown Road and Route 202.

Shortly after the variances were granted, the Town Board amended the Zoning Code.¹ It established a "Commercial Corridor (CC)" district and applied the CC district to the subject property (and others along the Route 202 corridor in Northeast Ramapo).

The CC district changed the allowable uses and the bulk regulations for the site. While the PI district allowed offices, light industrial uses and warehousing, the CC district

¹ Local Law No. 4 of 2022, adopted July 13, 2022.

does not allow light industry. Warehouses are now permitted only if they are “associated with retail sales from the same premises.”²

The CC district also introduced a new Use Group, “N”.

Given the new zoning district, the applicant reviewed its plans to comply with the new requirements. It no longer seeks light industrial uses or offices. It has also reconfigured the proposed site to more closely conform to Use Group N.

The current proposal calls for two, one-story structures that overlap in the middle. This design takes advantage of the sloped topography of the site. The middle section, at two stories, will contain centralized mechanical and site services, such as trash collection.

Each of the one-story sections will be divided into bays. Each bay will have a front area for retail sales and a rear area to serve as a warehouse “associated” with the attached retail area. Some portion of each bay may be set aside as an accessory office use, at the tenant’s option.

In front of each bay will be a parking area and loading berths. Additional parking will be located around the site. A driveway will provide 360-degree access.

As before, access to the site will be from Ladentown Road (a/k/a Old Route 202). Emergency access will be provided from Camp Hill Road.

The current circulation system eliminates the need for high retaining walls along the west side of the site, although some walls will still be needed.

The change in zoning also means that the two variances previously obtained are no longer needed. As set forth in the Building Inspector’s memo of December 8, 2023, variances are now needed for (a) height: 35 feet allowed; 62.49 feet proposed and (b) development coverage: 65% allowed; 78% proposed. These variances are in place of the previously granted variances, not in addition to them.

Although a negative declaration was previously granted by the Planning Board as lead agency, the project and the zoning have changed substantially. Therefore, the environmental review was revisited. To that end, a new EAF Part I was submitted and an amended negative declaration was granted by the Planning Board on January 23, 2024.

At that same meeting, the Planning Board referred this matter to this Board for the needed variances. Again, the Planning Board unanimously gave a favorable recommendation.

In addition, the project is subject to review by the Rockland County Planning Department under GML § § 239-1 and -m because of the site’s proximity to the Village of Pomona and U.S. Route 202. The Village of Pomona is entitled to notice pursuant to GML § 239-nn.

² Use Table, CC District, Col. B, #3, Same as MU-1, No. 2 (“Warehousing associated with retail sales from the same premises”).

Variances Needed

Use Group “N”

<u>Dimension</u>	<u>Required</u>	<u>Proposed</u>
Building Height	35 ft	62.49 ft
Development Coverage	65%	79.5%

Criteria for Variance

One of the purposes of a zoning board of appeals, and of the ability to grant variances, is to provide a “safety valve” where the strict application of a zoning code cannot allow an otherwise appropriate use of property because of the peculiar circumstances applicable to that property. For this reason, any municipality that adopts a zoning code must also establish a board of appeals.³

In determining to grant an area variance, a board of appeals “shall take into consideration the benefit to the applicant if the variance is granted, as weighed against the detriment to the health, safety and welfare of the neighborhood or community by such grant.”⁴ The board must also consider five questions when engaging in this balancing test. The questions, and the applicant’s responses, are set forth below:

(1) “whether an undesirable change will be produced in the character of the neighborhood or a detriment to nearby properties will be created by the granting of the area variance”:

- (a) Height. The proposed building is designed to reduce its footprint. Rather than have one large interior floor, as previously proposed, this design works with the topography. Effectively, the north end of the building “slides” over its south end. This creates a central core that is taller than either end. Within that central core are common mechanical and support systems. The result is a building with shorter length than previously seen by this Board.

The old design consisted of a building having a total floor area of 220,841sf. It was 634 feet long and stretched all the way to the rear (north) setback line. The new design has a slightly larger total floor area of 238,254sf. But it is much shorter, at only 480 feet. This reduction of 154 feet in length is achieved by a 120 foot overlap of the two buildings and by making the building wider.

The height variance is created by this overlap.

Additionally, the tallest portion of the old design was 69 feet above grade, which was approximately 185 feet from Ladentown Road. The tallest portion of the new design, at the central overlap, is 62.49 feet above the average grade, and is approximately

³ See, 2 Salkin, *New York Zoning Law and Practice* (3d ed.), §§27:07 – 27:10; *McKinney’s Town Law*, Practice Commentary to § 267-a; Town L. § 267.2; *McKinney’s Village Law*, Practice Commentary to § 7-712-a; Village L. § 7-712(2).

⁴ Town L. § 267-b.3(b); Village L. § 7-712-b.3(b).

343 feet from the nearest point along Ladentown Road. By 'stepping the building' up with the grade', the taller portion of the building is further away and less visible from Ladentown Road and Route 202.

Visual simulations show that, despite the increased height, the building will be minimally visible from surrounding roads. This is due to the building working with the on-site and off-site topography. The applicant's architect deliberately designed the building to fit in its surroundings, giving rise to its unusual design.

An additional benefit of this design is reducing the need for a large retaining wall along the west side of the site. In the original proposal, this wall rose as high as 17 feet tall. While a retaining wall is still needed along the west side, it is much shorter in horizontal distance and in height. (Retaining walls in both versions are needed in the northwestern corner of the site.)

The reduction of the retaining wall, in turn, creates a more balanced cut-and-fill and a shallower driveway grade on the west side. Developing this building to work with the existing topography as it currently does allows for full circulation around the building by emergency services vehicles, all at a reduced slope of less than 10% grade.

(b) Development coverage.

The need for a development coverage variance is primarily based on a change in the use requirements (from PI to CC) that required warehousing to be associated with retail spaces. This, in turn, led to design changes

Increases due to the change of zoning requiring warehousing to be associated with a retail component:

- The use permitted under the previous zoning allowed the pedestrian parking areas to be consolidated into two centralized areas with more efficient circulation.
- The current retail use requires independent accessible parking areas in direct proximity to each tenant space, thus resulting in more than twice as many accessible 'handicapped' parking spaces and much less efficient vehicular circulation. Although there are fewer parking spaces in the current design, the surface area required for circulation to and around these spaces has increased.
- Additionally, since warehousing is now required to be associated with the retail spaces, the warehousing component could no longer be consolidated in one portion of the building or site. The result is smaller warehouse spaces behind each retail/office space, each with its own drive-in doors and loading docks.
- Since each dock requires a certain amount of space for turning movements, and each drive-in door requires a ramp, the fact that these are spread out over the site results in increased impervious surface area to accommodate them. Thus, the new zoning requirements creates more impervious coverage than would otherwise be required.

Increases due to full circulation around the building, creating a safer site:

- The current design allows for full circulation around the building for tenant use and for emergency services vehicles, whereas the previous design did not. This is a result of the building design stepping up with the slope of the site.
- The two drive aisles on the east and west sides of the building, one of which is an aerial apparatus fire access lane, total approximately 35,000 square feet of paving, or 8% +/- of the development coverage.

(2) *“whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than an area variance”:*

- (a) Height. The applicant could use a more traditional, single story design, as in the original proposal. However, that would generate a larger footprint with parking spread throughout the site. As designed, each interior area has its own parking area at either the north or south end of the building.

Further, all the benefits of the new design (shorter length, reduction of retaining wall, more balanced cut-and-fill, shallower driveway grade) would be lost if the height variance was not granted.

- (b) Development coverage. The only way to avoid a variance for development coverage would be to significantly reduce the size of the building. As noted above, the requirement for warehousing to be associated with retail creates less efficient circulation and parking arrangements.

The uses presented in the previously approved development plans allowed for a four-story office building in front of a single large warehouse. This allowed for a much wider variety of prospective tenants, including those who solely have online businesses (virtual retail shops), but then still needed to have their inventory in a physical warehouse.

The current zoning requires each tenant to have a physical publicly accessible retail space, which severely limits the types of retail clients that may be interested in leasing space within the building. Thus, the applicant researched the market and determined that tenants such as a plumbing supply house or a lighting company would likely lease spaces that have room for both physical retail areas and associated warehousing. However, this also meant that these tenants would need to be on one level, instead of within a multilevel structure, and the square footage requirements of each leasable unit would have to fit their needs (ratio of warehouse space to retail/showroom space, minimum aisle widths within the warehouse, minimum column bay spacing within each unit, etc.). This resulted in the larger overall building footprint that is currently shown in the new proposed plan, but with a lower FAR than was previously approved.

(3) *“whether the requested area variance is substantial”:*

Whether a requested variance is “substantial” is more than simple arithmetic. It requires an understanding of the general area and of the existing conditions.⁵

- (a) Height. As discussed above, the additional height creates benefits that would not be available under the prior scheme or a similar, shorter, building. Despite the additional height, the visual analysis shows that it will not be seen as a tall building from outside the site.
- (b) Development coverage. As discussed above, the development coverage variance is driven by the change in use requirements. In response to the Planning Board’s request, more parking than is required has been provided (150 spaces vs. 136 spaces). Additional parking necessarily creates more development coverage. Finally, approximately 16,000 square feet, or 3% of the development coverage, is dedicated exclusively to a second means of access by emergency services personnel.

(4) *“whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district”:*

- (a) Height. The impact of greater building height is generally visual. However, the visual analysis shows that it will not be seen as a tall building from outside the site. Indeed, because the highest point of the new proposed building is shorter and further from the lot line than in the previously approved proposal, the visual impact will be reduced.
- (b) Development coverage. The stormwater management system is robust enough to achieve the zero net incremental runoff standard. The Planning Board, as lead agency, issued a negative declaration with this understanding.

(5) *“whether the alleged difficulty was self-created”:*

The difficulties relate to the change in the site’s zoning from PI to CC in the middle of the land use reviews for this project (both a negative declaration and variances had been granted at the time of the zone change). The applicant has attempted to address the new use and bulk requirements imposed by the zone change.

On balance, therefore, the requested variances are beneficial to both the applicant and the community.

⁵ See, 2 New York Zoning Law and Practice, § 29:15.

Relief requested

Accordingly, the applicant requests the following variances:

Use Group "N"

<u>Dimension</u>	<u>Required</u>	<u>Proposed</u>
Building Height	35 ft	62.49 ft
Development Coverage	65%	79.5%

Dated: February 29 2024
New City, New York

EMANUEL LAW P.C.



By: _____
Ira M. Emanuel, Esq.
Attorneys for applicant



Town of Ramapo
Zoning Department
237 Rt 59
Suffern, NY 10901
845-357-5100
845-357-5140 FAX

TO: Director of Planning and Zoning Administrator

RE: Application of Route 202 Business Park

<input type="checkbox"/>	Planning Board
<input checked="" type="checkbox"/>	Zoning Board of Appeals
<input type="checkbox"/>	Other _____

I wish that all correspondence, meeting notices, decisions, etc. from your office relative to the above application send to:

Ira Emanuel

4 Laurel Road

New City, NY 10956

Telephone Number 845-634-4141

Email Address ira@emanuellaw.com

Applicants Signature  _____

NOTE TO APPLICANT: It will be the responsibility of the one person designated on this from to notify all interested parties (i.e. attorney, architect, engineer, surveyor, owner, applicant, etc.)



Town of Ramapo
Zoning Department
237 Rt 59
Suffern, NY 10901
845-357-5100
845-357-5140 FAX

ZONING BOARD OF APPEALS APPLICATION

Appellant: Hendel Grossman Address: c/o Route 202 Professional Plaza LLC,
27 Robert Pitt Drive
Monsey, NY 10952

Owner: same as appellant Address: _____

Appellants Phone Number: 845-425-7676

APPEAL IS HEREBY TAKEN AND APPLICATIONS MADE FOR:

Please place a check and/or give explanation of appeal (see below):

- Variance from the requirement Section: 376-41
- Special permit per the requirements of Section: _____
- Review of an administrative decision to the Building Inspector: _____
- An order to issue a Certificate of Occupancy or Building Permit: _____
- An interpretation of the Zoning Ordinance or Map: _____
- Certification of an existing non-conforming structure or use: _____

TO PERMIT THE CONSTRUCTION, MAINTENANCE AND USE OF:

Current Use: Vacant

Proposed Use: Warehousing associated with retail sales from the same premises

Section/Lot: : 33-05-2-2 & 33.05-2-5

Zone: CC Address: 103 Ladentown Road, Pomona, NY 10970

Premises affected are situated on the north side of Ladentown Road

approximately 450 ft east from the intersection of Camp Hill Road

If this property has been before the Zoning Board of Appeals, please give the name of the applicant, case number, and date: XBA-21-249 Route 202 Business Park

Specify, if applicable, if this property is within 500 feet of a State/County Park, State/County Road, Parkway, Village, Town/County Boundary, or County Owned land : NYS Route 202, Village of Pomona



Town of Ramapo
Zoning Department
237 Rt 59
Suffern, NY 10901
845-357-5100
845-357-5140 FAX

NOT APPLICABLE

NOTICE TO BUILDING INSPECTOR OF APPEAL TO ZONING BOARD OF APPEALS:

In the matter of the petition of:

Name: _____

Address: _____

Section/Lot: _____

NOTE:
PLANNING BOARD LETTER
OF REFERRAL IS ATTACHED

Attention of Mr. Ian Smith, Building Inspector:

This is to give notice that _____ has
appealed to the Town of Ramapo, County of Rockland, NY, from your decision order dated
_____ (letter of denial)

If referred by the Planning Board, please attach the letter of referral.

Disapproving/approving application for the alteration, erection, maintenance or use of a
(description of proposed use)

The following reasons(s) on which the appeal is based on: :

Dated: _____ Signature: _____



Town of Ramapo
Zoning Department
237 Rt 59
Suffern, NY 10901
845-357-5100
845-357-5140 FAX

AFFIDAVIT PURSUANT TO SECTION 809 OF THE GENERAL MUNICIPAL LAW

State of New York
County of Rockland SS.
Town of Ramapo

I, Hendel Grossman

being duly sworn, hereby depose and say that all the following statements and the statements contained in the papers submitted herewith are true and that the nature and extent of any interest set forth are disclosed to the extent that they are known to the applicant.

1. Print or type full name and Post Office Address

Hendel Grossman

27 Robert Pitt Drive

Monsey, NY 10952

certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application, and if not the owner that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application for the relief below set forth:

2. To the Zoning Board of Appeals of the Town of Ramapo, New York:

Application, petition or request is hereby submitted for:

Variance, or modification from the requirement of Section 376-41

Special Permit per the requirements of Section _____

- Review and Approval of proposed subdivision plat
- Exemption from a plat or official map
- An order to issue a certificate, Permit, or License
- An amendment to the Zoning Ordinance Maps or change thereof
- Other (explain) _____
- Permit the construction, maintenance and use of _____

3. Premises affected are in a CC (zone) and from the Ramapo Tax Map the property is known as Section 33.05, Lot 2-2 & 2-5

4. There is no state officer, Rockland County Officer, or employee or Town of Ramapo Officer or Employee nor his or her spouse, brother, sister, parent, child, or grandchild, or a spouse of any of those relatives who is the applicant or who has an interest in the person, partnership, or association making this application, petition, or request, or is an officer, director, partner, or employee of the applicant or that such officer or employee, if this applicant is a corporation,



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legally or beneficially owns or controls any stock is listed on the New York or American Stock Exchanges, or is a member or partner of the applicant, if the applicant is an association or a partnership, nor that such Town officer or employee nor any member of his family in any of the foregoing classes is a party to an agreement with the applicant, express or implied whereby such officer or employee may receive in payment or other benefit whether or not for services rendered which is dependent or contingent upon the favorable approval of this application petition or request.

5. That to the extent that the same is known to your applicant, and to the owner of the subject premises there is disclosed herewith the interest of the following officer or employee of the State of New York or the County of Rockland or of the Town of Ramapo in the petition, request or application or in the property or subject matter to which it relates.

- a. Name and Address of officer or employee: _____
- b. Nature of interest: _____
- c. If stockholder, number of shares: _____
- d. If officer or partner, nature of office and name of partnership:

- e. If a spouse, brother, sister, parent, child, or grandchild, or a spouse of any of those blood relatives of such State, County, or Town of Ramapo officer or employee, state name and address of such relative and nature of relationship to officer and employee and nature and extent of office, interest or participation in the ownership or in any business entity sharing in such ownership.
- f. IN THE EVENT OF CORPORAE OWNERSHIP: A list of all directors, officers, and stockholders of each corporation owning more than five (5%) percent of any class of stock, must be attached, if any of these are officers or employees of the State of New York, or of the County of Rockland, or of the Town of Ramapo

I, Hendel Grossman do hereby depose and say that the above statements and statements contained in the papers submitted herewith are true, knowing, that a person who knowingly and intentionally violates this section is guilty of a misdemeanor.

Signature: 

Mailing Address: 27 Robert Pitt Drive, Monsey NY 10952

Sworn to before me this 7th day of Feb 2024



Notary Public
County of Rockland

Raizy Richman
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01RI6415061
Qualified in Rockland County
Commission Expires 03/08/2025



Town of Ramapo
Zoning Department
237 Rt 59
Suffern, NY 10901
845-357-5100
845-357-5140 FAX

State of New York
County of Rockland SS:

Dennis Rocks being duly sworn deposes and says that they are the ~~applicant, agent, or attorney~~ for the applicant, in the matter of the petition before the Town of Ramapo Zoning Board affecting property located at 103 Ladentown Road Town of Ramapo, Rockland County, New York.

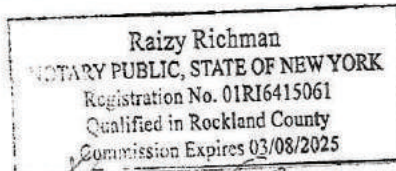
The following are all of the owners of the property within 500 feet from the premises as to which this appeal is being taken:

Please attach the list you receive from the assessor's office:

Affirmed to before me this 20 day of February 2024

[Signature]

Notary Public
County of Rockland



Petitioner's Signature: [Signature]

Full Environmental Assessment Form
Part 2 - Identification of Potential Project Impacts

Agency Use Only (If applicable)
 Project : 2020.009 Rte 202 Business Park
 Date : January 23, 2024

Part 2 is to be completed by the lead agency. Part 2 is designed to help the lead agency inventory all potential resources that could be affected by a proposed project or action. We recognize that the lead agency's reviewer(s) will not necessarily be environmental professionals. So, the questions are designed to walk a reviewer through the assessment process by providing a series of questions that can be answered using the information found in Part 1. To further assist the lead agency in completing Part 2, the form identifies the most relevant questions in Part 1 that will provide the information needed to answer the Part 2 question. When Part 2 is completed, the lead agency will have identified the relevant environmental areas that may be impacted by the proposed activity.

If the lead agency is a state agency and the action is in any Coastal Area, complete the Coastal Assessment Form before proceeding with this assessment.

Tips for completing Part 2:

- Review all of the information provided in Part 1.
- Review any application, maps, supporting materials and the Full EAF Workbook.
- Answer each of the 18 questions in Part 2.
- If you answer "Yes" to a numbered question, please complete all the questions that follow in that section.
- If you answer "No" to a numbered question, move on to the next numbered question.
- Check appropriate column to indicate the anticipated size of the impact.
- Proposed projects that would exceed a numeric threshold contained in a question should result in the reviewing agency checking the box "Moderate to large impact may occur."
- The reviewer is not expected to be an expert in environmental analysis.
- If you are not sure or undecided about the size of an impact, it may help to review the sub-questions for the general question and consult the workbook.
- When answering a question consider all components of the proposed activity, that is, the "whole action".
- Consider the possibility for long-term and cumulative impacts as well as direct impacts.
- Answer the question in a reasonable manner considering the scale and context of the project.

1. Impact on Land			
Proposed action may involve construction on, or physical alteration of, the land surface of the proposed site. (See Part 1. D.1)		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
<i>If "Yes", answer questions a - j. If "No", move on to Section 2.</i>			
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may involve construction on land where depth to water table is less than 3 feet.	E2d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may involve construction on slopes of 15% or greater.	E2f	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve construction on land where bedrock is exposed, or generally within 5 feet of existing ground surface.	E2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may involve construction that continues for more than one year or in multiple phases.	D1e	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).	D2e, D2q	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action is, or may be, located within a Coastal Erosion hazard area.	B1i	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

2. Impact on Geological Features

The proposed action may result in the modification or destruction of, or inhibit access to, any unique or unusual land forms on the site (e.g., cliffs, dunes, minerals, fossils, caves). (See Part I. E.2.g)

NO

YES

If "Yes", answer questions a - c. If "No", move on to Section 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Identify the specific land form(s) attached: _____ _____	E2g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may affect or is adjacent to a geological feature listed as a registered National Natural Landmark. Specific feature: _____	E3c	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

3. Impacts on Surface Water

The proposed action may affect one or more wetlands or other surface water bodies (e.g., streams, rivers, ponds or lakes). (See Part I. D.2, E.2.h)

NO

YES

If "Yes", answer questions a - l. If "No", move on to Section 4.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may create a new water body.	D2b, D1h	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in an increase or decrease of over 10% or more than a 10 acre increase or decrease in the surface area of any body of water.	D2b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may involve dredging more than 100 cubic yards of material from a wetland or water body.	D2a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve construction within or adjoining a freshwater or tidal wetland, or in the bed or banks of any other water body.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may create turbidity in a waterbody, either from upland erosion, runoff or by disturbing bottom sediments.	D2a, D2h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may include construction of one or more intake(s) for withdrawal of water from surface water.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may include construction of one or more outfall(s) for discharge of wastewater to surface water(s).	D2d	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may cause soil erosion, or otherwise create a source of stormwater discharge that may lead to siltation or other degradation of receiving water bodies.	D2e	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may affect the water quality of any water bodies within or downstream of the site of the proposed action.	E2h	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may involve the application of pesticides or herbicides in or around any water body.	D2q, E2h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.	D1a, D2d	<input type="checkbox"/>	<input type="checkbox"/>

1. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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4. Impact on groundwater
 The proposed action may result in new or additional use of ground water, or may have the potential to introduce contaminants to ground water or an aquifer. NO YES
 (See Part 1. D.2.a, D.2.c, D.2.d, D.2.p, D.2.q, D.2.t)
If "Yes", answer questions a - h. If "No", move on to Section 5.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may require new water supply wells, or create additional demand on supplies from existing water supply wells.	D2c	<input type="checkbox"/>	<input type="checkbox"/>
b. Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer. Cite Source: _____	D2c	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may allow or result in residential uses in areas without water and sewer services.	D1a, D2c	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may include or require wastewater discharged to groundwater.	D2d, E2l	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the construction of water supply wells in locations where groundwater is, or is suspected to be, contaminated.	D2c, E1f, E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may require the bulk storage of petroleum or chemical products over ground water or an aquifer.	D2p, E2l	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may involve the commercial application of pesticides within 100 feet of potable drinking water or irrigation sources.	E2h, D2q, E2l, D2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

5. Impact on Flooding
 The proposed action may result in development on lands subject to flooding. NO YES
 (See Part 1. E.2)
If "Yes", answer questions a - g. If "No", move on to Section 6.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in development in a designated floodway.	E2i	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in development within a 100 year floodplain.	E2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in development within a 500 year floodplain.	E2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in, or require, modification of existing drainage patterns.	D2b, D2e	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may change flood water flows that contribute to flooding.	D2b, E2i, E2j, E2k	<input type="checkbox"/>	<input type="checkbox"/>
f. If there is a dam located on the site of the proposed action, is the dam in need of repair, or upgrade?	E1e	<input type="checkbox"/>	<input type="checkbox"/>

g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
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6. Impacts on Air			
The proposed action may include a state regulated air emission source. (See Part I. D.2.f., D.2.h, D.2.g) <i>If "Yes", answer questions a - f. If "No", move on to Section 7.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. If the proposed action requires federal or state air emission permits, the action may also emit one or more greenhouse gases at or above the following levels: i. More than 1000 tons/year of carbon dioxide (CO ₂) ii. More than 3.5 tons/year of nitrous oxide (N ₂ O) iii. More than 1000 tons/year of carbon equivalent of perfluorocarbons (PFCs) iv. More than .045 tons/year of sulfur hexafluoride (SF ₆) v. More than 1000 tons/year of carbon dioxide equivalent of hydrochloroflouorocarbons (HFCs) emissions vi. 43 tons/year or more of methane	D2g D2g D2g D2g D2g D2h	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>
b. The proposed action may generate 10 tons/year or more of any one designated hazardous air pollutant, or 25 tons/year or more of any combination of such hazardous air pollutants.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may require a state air registration, or may produce an emissions rate of total contaminants that may exceed 5 lbs. per hour, or may include a heat source capable of producing more than 10 million BTU's per hour.	D2f, D2g	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may reach 50% of any of the thresholds in "a" through "c", above.	D2g	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in the combustion or thermal treatment of more than 1 ton of refuse per hour.	D2s	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

7. Impact on Plants and Animals			
The proposed action may result in a loss of flora or fauna. (See Part I. E.2. m.-q.) <i>If "Yes", answer questions a - j. If "No", move on to Section 8.</i>		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.	E2o	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.	E2p	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.	E2p	<input type="checkbox"/>	<input type="checkbox"/>

e. The proposed action may diminish the capacity of a registered National Natural Landmark to support the biological community it was established to protect.	E3c	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural community. Source: _____	E2n	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may substantially interfere with nesting/breeding, foraging, or over-wintering habitat for the predominant species that occupy or use the project site.	E2m	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action requires the conversion of more than 10 acres of forest, grassland or any other regionally or locally important habitat. Habitat type & information source: _____	E1b	<input type="checkbox"/>	<input type="checkbox"/>
i. Proposed action (commercial, industrial or recreational projects, only) involves use of herbicides or pesticides.	D2q	<input type="checkbox"/>	<input type="checkbox"/>
j. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

8. Impact on Agricultural Resources

The proposed action may impact agricultural resources. (See Part 1. E.3.a. and b.)
If "Yes", answer questions a - h. If "No", move on to Section 9.

NO

YES

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may impact soil classified within soil group 1 through 4 of the NYS Land Classification System.	E2c, E3b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may sever, cross or otherwise limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc).	E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in the excavation or compaction of the soil profile of active agricultural land.	E3b	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may irreversibly convert agricultural land to non-agricultural uses, either more than 2.5 acres if located in an Agricultural District, or more than 10 acres if not within an Agricultural District.	E1b, E3a	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may disrupt or prevent installation of an agricultural land management system.	E1 a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action may result, directly or indirectly, in increased development potential or pressure on farmland.	C2c, C3, D2c, D2d	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed project is not consistent with the adopted municipal Farmland Protection Plan.	C2c	<input type="checkbox"/>	<input type="checkbox"/>
h. Other impacts: _____		<input type="checkbox"/>	<input type="checkbox"/>

9. Impact on Aesthetic Resources The land use of the proposed action are obviously different from, or are in sharp contrast to, current land use patterns between the proposed project and a scenic or aesthetic resource. (Part 1. E.1.a, E.1.b, E.3.h.) <i>If "Yes", answer questions a - g. If "No", go to Section 10.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. Proposed action may be visible from any officially designated federal, state, or local scenic or aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may result in the obstruction, elimination or significant screening of one or more officially designated scenic views.	E3h, C2b	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may be visible from publicly accessible vantage points: i. Seasonally (e.g., screened by summer foliage, but visible during other seasons) ii. Year round	E3h	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
d. The situation or activity in which viewers are engaged while viewing the proposed action is: i. Routine travel by residents, including travel to and from work ii. Recreational or tourism based activities	E3h E2q, E1c	<input type="checkbox"/> <input type="checkbox"/>	<input type="checkbox"/> <input type="checkbox"/>		
e. The proposed action may cause a diminishment of the public enjoyment and appreciation of the designated aesthetic resource.	E3h	<input type="checkbox"/>	<input type="checkbox"/>		
f. There are similar projects visible within the following distance of the proposed project: 0-1/2 mile 1/2 -3 mile 3-5 mile 5+ mile	D1a, E1a, D1f, D1g	<input type="checkbox"/>	<input type="checkbox"/>		
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>		

10. Impact on Historic and Archeological Resources The proposed action may occur in or adjacent to a historic or archaeological resource. (Part 1. E.3.e, f. and g.) <i>If "Yes", answer questions a - e. If "No", go to Section 11.</i>				<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur		
a. The proposed action may occur wholly or partially within, or substantially contiguous to, any buildings, archaeological site or district which is listed on the National or State Register of Historical Places, or that has been determined by the Commissioner of the NYS Office of Parks, Recreation and Historic Preservation to be eligible for listing on the State Register of Historic Places.	E3e	<input type="checkbox"/>	<input type="checkbox"/>		
b. The proposed action may occur wholly or partially within, or substantially contiguous to, an area designated as sensitive for archaeological sites on the NY State Historic Preservation Office (SHPO) archaeological site inventory.	E3f	<input type="checkbox"/>	<input type="checkbox"/>		
c. The proposed action may occur wholly or partially within, or substantially contiguous to, an archaeological site not included on the NY SHPO inventory. Source: _____	E3g	<input type="checkbox"/>	<input type="checkbox"/>		

d. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>
e. If any of the above (a-d) are answered "Moderate to large impact may occur", continue with the following questions to help support conclusions in Part 3:			
i. The proposed action may result in the destruction or alteration of all or part of the site or property.	E3e, E3g, E3f	<input type="checkbox"/>	<input type="checkbox"/>
ii. The proposed action may result in the alteration of the property's setting or integrity.	E3e, E3f, E3g, E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
iii. The proposed action may result in the introduction of visual elements which are out of character with the site or property, or may alter its setting.	E3e, E3f, E3g, E3h, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>

11. Impact on Open Space and Recreation The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan. (See Part 1. C.2.c, E.1.c., E.2.q.) If "Yes", answer questions a - e. If "No", go to Section 12.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in an impairment of natural functions, or "ecosystem services", provided by an undeveloped area, including but not limited to stormwater storage, nutrient cycling, wildlife habitat.	D2e, E1b, E2h, E2m, E2o, E2n, E2p	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the loss of a current or future recreational resource.	C2a, E1c, C2c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may eliminate open space or recreational resource in an area with few such resources.	C2a, C2c, E1c, E2q	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may result in loss of an area now used informally by the community as an open space resource.	C2c, E1c	<input type="checkbox"/>	<input type="checkbox"/>
e. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

12. Impact on Critical Environmental Areas The proposed action may be located within or adjacent to a critical environmental area (CEA). (See Part 1. E.3.d) If "Yes", answer questions a - c. If "No", go to Section 13.			
		<input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES
	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may result in a reduction in the quantity of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in a reduction in the quality of the resource or characteristic which was the basis for designation of the CEA.	E3d	<input type="checkbox"/>	<input type="checkbox"/>
c. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

13. Impact on Transportation
 The proposed action may result in a change to existing transportation systems. NO YES
 (See Part 1. D.2.j)
If "Yes", answer questions a - f. If "No", go to Section 14.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. Projected traffic increase may exceed capacity of existing road network.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in the construction of paved parking area for 500 or more vehicles.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action will degrade existing transit access.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action will degrade existing pedestrian or bicycle accommodations.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may alter the present pattern of movement of people or goods.	D2j	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

14. Impact on Energy
 The proposed action may cause an increase in the use of any form of energy. NO YES
 (See Part 1. D.2.k)
If "Yes", answer questions a - e. If "No", go to Section 15.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action will require a new, or an upgrade to an existing, substation.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.	D1f, D1q, D2k	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may utilize more than 2,500 MWhrs per year of electricity.	D2k	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.	D1g	<input type="checkbox"/>	<input type="checkbox"/>
e. Other Impacts: _____ _____			

15. Impact on Noise, Odor, and Light
 The proposed action may result in an increase in noise, odors, or outdoor lighting. NO YES
 (See Part 1. D.2.m., n., and o.)
If "Yes", answer questions a - f. If "No", go to Section 16.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may produce sound above noise levels established by local regulation.	D2m	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may result in blasting within 1,500 feet of any residence, hospital, school, licensed day care center, or nursing home.	D2m, E1d	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may result in routine odors for more than one hour per day.	D2o	<input type="checkbox"/>	<input type="checkbox"/>

d. The proposed action may result in light shining onto adjoining properties.	D2n	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may result in lighting creating sky-glow brighter than existing area conditions.	D2n, E1a	<input type="checkbox"/>	<input type="checkbox"/>
f. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

16. Impact on Human Health

The proposed action may have an impact on human health from exposure to new or existing sources of contaminants. (See Part 1.D.2.q., E.1. d. f. g. and h.)
If "Yes", answer questions a - m. If "No", go to Section 17.

NO

YES

	Relevant Part 1 Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action is located within 1500 feet of a school, hospital, licensed day care center, group home, nursing home or retirement community.	E1d	<input type="checkbox"/>	<input type="checkbox"/>
b. The site of the proposed action is currently undergoing remediation.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
c. There is a completed emergency spill remediation, or a completed environmental site remediation on, or adjacent to, the site of the proposed action.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
d. The site of the action is subject to an institutional control limiting the use of the property (e.g., easement or deed restriction).	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may affect institutional control measures that were put in place to ensure that the site remains protective of the environment and human health.	E1g, E1h	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action has adequate control measures in place to ensure that future generation, treatment and/or disposal of hazardous wastes will be protective of the environment and human health.	D2t	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action involves construction or modification of a solid waste management facility.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
h. The proposed action may result in the unearthing of solid or hazardous waste.	D2q, E1f	<input type="checkbox"/>	<input type="checkbox"/>
i. The proposed action may result in an increase in the rate of disposal, or processing, of solid waste.	D2r, D2s	<input type="checkbox"/>	<input type="checkbox"/>
j. The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.	E1f, E1g E1h	<input type="checkbox"/>	<input type="checkbox"/>
k. The proposed action may result in the migration of explosive gases from a landfill site to adjacent off site structures.	E1f, E1g	<input type="checkbox"/>	<input type="checkbox"/>
l. The proposed action may result in the release of contaminated leachate from the project site.	D2s, E1f, D2r	<input type="checkbox"/>	<input type="checkbox"/>
m. Other impacts: _____ _____			

17. Consistency with Community Plans

The proposed action is not consistent with adopted land use plans.
(See Part 1. C.1, C.2. and C.3.)

NO

YES

If "Yes", answer questions a - h. If "No", go to Section 18.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action's land use components may be different from, or in sharp contrast to, current surrounding land use pattern(s).	C2, C3, D1a E1a, E1b	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action will cause the permanent population of the city, town or village in which the project is located to grow by more than 5%.	C2	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action is inconsistent with local land use plans or zoning regulations.	C2, C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action is inconsistent with any County plans, or other regional land use plans.	C2, C2	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.	C3, D1c, D1d, D1f, D1d, E1b	<input type="checkbox"/>	<input type="checkbox"/>
f. The proposed action is located in an area characterized by low density development that will require new or expanded public infrastructure.	C4, D2c, D2d D2j	<input type="checkbox"/>	<input type="checkbox"/>
g. The proposed action may induce secondary development impacts (e.g., residential or commercial development not included in the proposed action)	C2a	<input type="checkbox"/>	<input type="checkbox"/>
h. Other: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

18. Consistency with Community Character

The proposed project is inconsistent with the existing community character.
(See Part 1. C.2, C.3, D.2, E.3)

NO

YES

If "Yes", answer questions a - g. If "No", proceed to Part 3.

	Relevant Part I Question(s)	No, or small impact may occur	Moderate to large impact may occur
a. The proposed action may replace or eliminate existing facilities, structures, or areas of historic importance to the community.	E3e, E3f, E3g	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed action may create a demand for additional community services (e.g. schools, police and fire)	C4	<input type="checkbox"/>	<input type="checkbox"/>
c. The proposed action may displace affordable or low-income housing in an area where there is a shortage of such housing.	C2, C3, D1f D1g, E1a	<input type="checkbox"/>	<input type="checkbox"/>
d. The proposed action may interfere with the use or enjoyment of officially recognized or designated public resources.	C2, E3	<input type="checkbox"/>	<input type="checkbox"/>
e. The proposed action is inconsistent with the predominant architectural scale and character.	C2, C3	<input type="checkbox"/>	<input type="checkbox"/>
f. Proposed action is inconsistent with the character of the existing natural landscape.	C2, C3 E1a, E1b E2g, E2h	<input type="checkbox"/>	<input type="checkbox"/>
g. Other impacts: _____ _____		<input type="checkbox"/>	<input type="checkbox"/>

Full Environmental Assessment Form
Part 3 - Evaluation of the Magnitude and Importance of Project Impacts
and
Determination of Significance

Part 3 provides the reasons in support of the determination of significance. The lead agency must complete Part 3 for every question in Part 2 where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.

Based on the analysis in Part 3, the lead agency must decide whether to require an environmental impact statement to further assess the proposed action or whether available information is sufficient for the lead agency to conclude that the proposed action will not have a significant adverse environmental impact. By completing the certification on the next page, the lead agency can complete its determination of significance.

Reasons Supporting This Determination:

To complete this section:

- Identify the impact based on the Part 2 responses and describe its magnitude. Magnitude considers factors such as severity, size or extent of an impact.
- Assess the importance of the impact. Importance relates to the geographic scope, duration, probability of the impact occurring, number of people affected by the impact and any additional environmental consequences if the impact were to occur.
- The assessment should take into consideration any design element or project changes.
- Repeat this process for each Part 2 question where the impact has been identified as potentially moderate to large or where there is a need to explain why a particular element of the proposed action will not, or may, result in a significant adverse environmental impact.
- Provide the reason(s) why the impact may, or will not, result in a significant adverse environmental impact
- For Conditional Negative Declarations identify the specific condition(s) imposed that will modify the proposed action so that no significant adverse environmental impacts will result.
- Attach additional sheets, as needed.

Refer to attached.

Determination of Significance - Type 1 and Unlisted Actions

SEQR Status: Type 1 Unlisted

Identify portions of EAF completed for this Project: Part 1 Part 2 Part 3

Upon review of the information recorded on this EAF, as noted, plus this additional support information
Refer to attached

and considering both the magnitude and importance of each identified potential impact, it is the conclusion of the
Town of Ramapo Planning Board _____ as lead agency that:

A. This project will result in no significant adverse impacts on the environment, and, therefore, an environmental impact statement need not be prepared. Accordingly, this negative declaration is issued.

B. Although this project could have a significant adverse impact on the environment, that impact will be avoided or substantially mitigated because of the following conditions which will be required by the lead agency:

There will, therefore, be no significant adverse impacts from the project as conditioned, and, therefore, this conditioned negative declaration is issued. A conditioned negative declaration may be used only for UNLISTED actions (see 6 NYCRR 617.7(d)).

C. This Project may result in one or more significant adverse impacts on the environment, and an environmental impact statement must be prepared to further assess the impact(s) and possible mitigation and to explore alternatives to avoid or reduce those impacts. Accordingly, this positive declaration is issued.

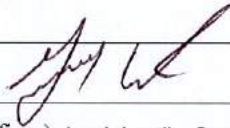
Name of Action: 2020.009 Route 202 Business Park Site Development Permit

Name of Lead Agency: Town of Ramapo Planning Board

Name of Responsible Officer in Lead Agency: Yisroel Eisenbach

Title of Responsible Officer: Planning Board Chair

Signature of Responsible Officer in Lead Agency:



Date: January 23, 2024

Signature of Preparer (if different from Responsible Officer) Jacob Landis, Consulting Planner



Date: January 23, 2024

For Further Information:

Contact Person: Hannah Ross

Address: Ramapo Town Hall, 237 Route 59, Suffern, NY 10901

Telephone Number: 845 357 5100 X 216

E-mail: rossh@ramapo-ny.gov

For Type 1 Actions and Conditioned Negative Declarations, a copy of this Notice is sent to:

Chief Executive Officer of the political subdivision in which the action will be principally located (e.g., Town / City / Village of)

Other involved agencies (if any)

Applicant (if any)

Environmental Notice Bulletin: <http://www.dec.ny.gov/enb/enb.html>

PRINT FULL FORM

State Environmental Quality Review
NEGATIVE DECLARATION
 Notice of Determination of Non-Significance

Project Number: 2020.009Date: January 23, 2024

This notice is issued pursuant to Part 617 of the implementing regulations pertaining to Article 8 (State Environmental Quality Review Act) of the Environmental Conservation Law.

The Town of Ramapo Planning Board as lead agency has determined that the proposed action described below will not have a significant adverse environmental impact and a Draft Impact Statement will not be prepared.

Name of Action:

2020.009: Rt 202 Business Park Site Development Permit
 103 Ladentown Road, Pomona
 SBL: 33.05-2-2,5

SEQR Status: Type I
 Unlisted

Conditioned Negative Declaration: Yes
 No

Description of Action:

The Ramapo Planning Board has received an application from Hendel Grossman and Route 202 Professional Plaza LLC (applicant/owner) for Site Development Permit approval at 103 Ladentown Road, Pomona, and 110 Camp Hill Road, Pomona. The development area consists of +/- 13 acres located on the north side of Ladentown Road, approximately 450 feet east of Camp Hill Road, within the CC Zoning District. The applicant is proposing to construct two, one-story structures that overlap in the middle. The lot is currently vacant. The middle section will be two-stories and will include centralized mechanical and site services. Stormwater has been designed for zero net runoff. The applicant will be requesting variances from the Zoning Board of Appeals.

Location:

The Project Site is located at 103 Ladentown Road, 450-ft east of Camp Hill Road and is identified as SBL 33.05-2-2 and 33.05-2-5. The development area consists of +/- 13 acres located on the north side of Ladentown Road, approximately 450 feet east of Camp Hill Road, within the CC Zoning District.

Reasons Supporting This Determination:

(See 617.7(a)-(c) for requirements of this determination)

After considering the criteria for the determining significance as set forth in 6 NYCRR 617.7(c), the Town of Ramapo Planning Board has determined, for the reasons discussed below, that the proposed Project will not have a significant adverse impact on the environment and the issuance of a negative declaration under SEQRA is warranted.

Impact on Land

The Project will result in impact on land with the physical alteration of the land surface. This will include the clearing of trees and land grading for buildings, roadways, parking lots and utility improvements. The

estimated area of disturbance is approximately 10.7 acres. The completed Project will include new impervious surfaces (pavement and buildings). The Project is subject to the NYSDEC General Permit GP-0-20-001, New York State Stormwater Management Design Manual, Chapter 137 of the Ramapo Town Code and other state and local laws, codes and ordinances pertaining to stormwater runoff and controlling construction phase sediment and erosion controls.

A project-specific stormwater pollution prevention plan (SWPPP) was prepared by Brooker Engineering, dated November 15, 2023, and an Erosion and Sediment Control Plan was prepared by Brooker Engineering, dated November 10, 2023, was prepared that addresses both construction phase erosion and sediment control and permanent water quality and quantity control measures to be employed. The SWPPP prepared by the Project Sponsor, if deemed technically correct and in conformance with the applicable standards, as determined by the Town's consulting engineer, the Town of Ramapo, as a traditional land-use MS4 will issue an MS4 SWPPP Acceptance Form. The Project Sponsor may then submit a Notice of Intent (NOI) to the NYSDEC for permit coverage at which time site disturbances may commence.

The Project will be constructed as a single construction phase. The Project will limit impacts relating to construction by having work hours occurring during days and time periods allowed by and in accordance with Town of Ramapo local laws and ordinances.

Impacts on Geological Features

The Project will not result in any significant impact on geological features as the project site does not include any unique or unusual landforms.

Impact on Surface Waters

The Project will not result in any significant impact upon (a) any water body, protected or non-protected, (b) surface or groundwater quality or quantity, or (c) drainage flow or patterns, inclusive of surface water runoff.

The Project will have a net ground disturbance of approximately 10.7 acres. Therefore, the Project is subject to the NYSDEC General Permit GP-0-20-001, New York State Stormwater Management Design Manual, Chapter 137 of the Ramapo Town Code and other state and local laws, codes, and ordinances pertaining to stormwater runoff and controlling construction phase sediment and erosion controls. A project-specific drainage analysis has been prepared by Brooker Engineering dated November 15, 2023, that illustrates the Project's general conformance with applicable design standards. The stormwater management system shall include both water quality and quantity controls consistent with the New York State Stormwater Management Design Manual. The drainage analysis shows that under the operational state, there will be a decrease in surface runoff from the site for the 1-year/24-hour, 10-year/24-hour and 100-year/24-hour storm events as a result of the stormwater management systems being constructed. The drainage analysis illustrates that the required water quality volume and runoff reduction volumes are being provided as part of the water quality treatment of stormwater runoff. The final SWPPP shall be reviewed by the Town of Ramapo Consulting Engineer for compliance with state and local laws, codes, and ordinances pertaining to stormwater runoff and controlling construction phase sediment and erosion controls.

The installed systems will be owned and operated by the Project Sponsor and will be regulated and monitored in accordance with a site-specific stormwater management maintenance agreement executed between the Town of Ramapo and the Project Sponsor prior to construction and in accordance with GP-0-20-001. The Town of Ramapo will be granted an access easement over all privately owned stormwater management systems. Prior to construction, the Project Sponsor shall obtain coverage under GP-0-20-001 and obtain a permit under the County of Rockland Mosquito Code.

The Project will not include any impact on NYSDEC wetlands or regulated wetlands of the U.S. The EAF Mapper Tool identified that the project area is adjacent to a principal aquifer. The applicant has revised their plans to acknowledge that none of the proposed development will be within the aquifer. There will be

no impacts on the adjacent principal aquifer based on the current proposal.

The Project will connect to the public sewer system, which ultimately discharges to the Rockland County Sewer District No. 1 sewer system. The Project will connect to an existing sewer system.

The sewer improvements associated with the Project are subject to the review and approval of the Ramapo Dept of Public Works and Rockland County Sewer District No. 1 which will be completed as part of the site development permit and special use permit process. All agencies have reviewed the Project with respect to sanitary sewer service design with the latest correspondence from the Ramapo Dept of Public Works dated December 19, 2023, and Rockland County Sewer District No. 1 dated December 15, 2023. The comments noted in each correspondence are technical in nature with no indication of sewer capacity issues within the receiving sewer system and the comments provided may be addressed during the site development permit and special use permit process.

The Project will connect to a Veolia Water of New York water main. The water service lateral connection associated with the Project is subject to the review and approval of the Veolia Water of New York. The Project Sponsor has revised a willingness to serve letter dated November 7, 2023.

Impacts on Groundwater

The Project will result in no impact on groundwater. A review of the USDA Soil Survey for Rockland County indicates that the site soils are comprised of well drained soils. A site-specific soil investigation was conducted by Brooker Engineering during 2021 and found that site soils are conducive for infiltration to manage and mitigate increases in stormwater runoff under the developed conditions. This was based upon infiltration tests conducted as well as test pits which showed seasonal high groundwater to be deep. The Project Site is not located over a Sole Source Aquifer. Therefore, the stormwater infiltration system do not need to be provided with additional separation to groundwater.

Earthwork associated with the Project includes excavations for the parking lot rehabilitation, entrance improvements and minimal utilities. Any impacts to groundwater would be during excavations in the construction phase. These impacts will be avoided through the use of acceptable construction practices.

Impact on Flooding

The Project will result in no impact on flooding. A review of the Rockland County GIS database indicates that Project lies within Flood Zone X, an area of minimal flood hazard. There are minor improvements proposed at the Intersection of Ladentown Road and Rt 202 which is within Zone A. The scope of the improvements would not alter the flood zone in any way. All work within the Rt 202 right-of-way is subject to permitting and approval from the NYSDOT.

Impact on Air

The Project will result in no impact on the air. The Project will not include a state-regulated air emission source, nor does it require a Federal or State air emissions permit.

Impacts on Plants and Animals

The Project will not result in any significant impact on plants or animals. NYSDEC EAF Mapper on-line application (New York State Natural Heritage Program (NYNHP) did not identify any state-threatened or endangered species or significant natural communities that may be present within the Project site.

Impact on Agricultural Resources

The Project will result in no impact on agricultural resources as the Project site is not located in or within 500 feet of a designated agricultural district.

Impacts on Aesthetic Resources

The Project will result in no impact on aesthetic resources. The project site is located within the Town of Ramapo' Scenic Road District as outlined in Chapter 215 of the Ramapo Town Code. The project design has incorporated elements such as a front setback greater than required of the PI Zoning District (168 ft proposed, 75-ft minimum required), and preservation of the existing vegetation along Ladentown Road with

the intent of protecting panoramic views from Rt 202. These design elements minimize the obstructing of scenic views in this district to the greatest extent practicable. The architectural design of the proposed building including fenestration, color palette and facade materials remains subject to the review and approval of the Town of Ramapo Architectural Review Board.

Impact on Historic and Archeological Resources

The Project will not result in any significant impact on site(s) or structure(s) of historic, prehistoric or paleontological importance. Pursuant to correspondence received from NY State Historic Preservation Office (SHPO) dated April 19, 2021, the project will have "no effect" upon archeological, historic or cultural resources.

Impact on Open Space and Recreation

The Project area is not currently utilized for recreational purposes and is not designated as an open space resource in any adopted municipal open space plans. The Project will not result in a loss of a current or future recreational resource, eliminate significant open space or result in the loss of an area now used by the community as an open space resource.

Impact on Critical Environmental Areas

This Project will result in no impact on Critical Environmental Areas (CEA) as the project is not located within or adjacent to a CEA.

Impact on Transportation

The Project will be accessed via Ladentown Road with the intersection of Rt 202, located 550-ft to the east, which is under the jurisdiction of the New York State Department of Transportation.

A project-specific traffic impact study was completed by Colliers Engineering and Design with the report dated August 8, 2023, and updated November 21, 2023. The report assessed current and future operating conditions of the existing roadway and intersections proximate to the Project Site. Accident data for the studied intersections was also evaluated. The report finds that the current development plan would result in less traffic than that of the proposal analyzed in 2021 which received a negative declaration.

Additionally, NYSDOT has reviewed the traffic information including improvements to US Route 202/ Old Ladentown Road and the applicant is working with DOT to obtain all necessary permits.

Impact on Energy

This Project will utilize electricity and natural gas for building systems and electricity for exterior free standing and building mounted light fixtures. The electrical demands associated with these improvements can be met by the local electrical grid without any upgrades being required.

Impact on Noise, Odor and Light

The Project will not result in any significant adverse impacts on noise, odor or light. The Project will produce noise above background levels during the construction phase, the source of which will be construction equipment. This noise will be limited to normal working hours of the proposed use as represented by the applicant and in accordance with the Town of Ramapo Town Code with respect to noise. The construction phase does not include any blasting.

The Project will include new exterior lighting as illustrated on the Site Plan submitted to the Town by Brooker Engineering and dated November 10, 2023. The Project design will include LED fixtures that will be downward facing to limit off-site glare to the greatest extent practicable and will be in conformance with the Town of Ramapo Site Development Design Standards. These standards dictate, among other things, the intensity in foot-candles at various locations including at the property lines and within parking lots. The final lighting plan will be reviewed during site plan review process. During the operational phase, the Project is not anticipated to generate noxious odors or excessive noise.

Impact on Human Health

The Project will result in no impact on human health. The Project site is not subject to remediation activities or have any institutional controls in place nor does it include modifications of a solid waste facility.

Consistency with Community Plans

The Project is permitted within the CC Zoning District. The applicant has applied for area variances. Should the variances be approved, the parcel will effectively meet the bulk lot standards of the CC zoning district.

Impact on Growth and Character of Community and Neighborhood

The Project will not result in impacts on the growth or character of the existing community. The Project will serve as a commercial use that is permitted in the CC Zoning District and will not directly result in an increase or decrease in the population within the community. The project site is located within the Town of Ramapo's Scenic Road District as outlined in Chapter 215 of the Ramapo Town Code. Several design elements will be utilized to minimize the obstructing of scenic views in this district to the greatest extent practicable. The architectural design of the proposed building including fenestration, color palette and facade materials remains subject to the review and approval of the Town of Ramapo Architectural Review Board.

Other Factors and Considerations

In addition to the foregoing the Town of Ramapo Planning Board has also determined that the Project will not result in significant adverse environmental impact on consideration of the following:

1. The project has electrical demands in the built condition. All electrical demands are within the capacity of the local supply / distribution system.
2. The creation of a material demand for other actions that would result in one of the above consequences. The Project will not result in a demand for other actions.
3. Changes in two or more elements of the environment, no one of which has a significant impact on the environment, but when considered together result in a substantial adverse impact on the environment. No such changes will result from the Project.
4. Two or more related actions undertaken, funded or approved by an agency, none of which has or would have a significant impact on the environment, but when considered cumulatively would meet one or more of the criteria in 6 NYCRR 617.7(c). No such cumulative impacts will occur.

Negative Declaration

After reviewing the Full EAF submitted herewith, together with the documentation and information provided, the Town of Ramapo Planning Board hereby concludes that an Environmental Impact Statement (EIS) will not be required for the project because (a) this Action will result in no adverse environmental impacts, or (b) the identified adverse environmental impacts will not be significant (see 6 NYCRR § 617.7(a)(2)), and therefore the issuance of a negative declaration under SEQRA is warranted.

Documents available to the Planning Board as part of their SEQR review include the following:

1. November 16, 2021 Negative Declaration and associated documents
2. Site Plan Application dated August 14, 2023;
3. Full Environmental Assessment Form last revised November 15, 2023;
4. Project Narrative Summary and Comment Response Letter as prepared by Brooker Engineering and dated November 15, 2023;
5. Willingness to Serve Application as prepared by Brooker Engineering and dated November 15, 2023;
6. Veolia Willingness to Service Letter dated November 7, 2023.
7. Hydrant Flow Calculations dated April 22, 2021
8. Sanitary Sewer Report as prepared by Brooker Engineering and dated November 15, 2023;
9. Drainage Analysis as prepared by Brooker Engineering and dated November 15, 2023;
10. Plan set entitled, "Route 202 Business Park", 26 sheets in total as prepared by Brooker Engineering, PLLC

- a. Title Sheet, Sheet 1 of 26, dated November 10, 2023
 - b. Existing Conditions Plan, Sheet 2 of 26, dated November 10, 2023
 - c. Layout Plan, Sheet 3 of 26, last revised November 10, 2023 as revision 1
 - d. Grading Plan, Sheet 4 of 26, last revised November 10, 2023 as revision 1
 - e. Utility Plan, Sheet 5 of 26, dated November 10, 2023
 - f. Erosion and Sediment Control Plan, Sheet 6 of 26, dated November 10, 2023
 - g. Planting Plan, Sheet 7 of 26, dated November 10, 2023
 - h. Lighting Plan, Sheet 8 of 26, dated November 10, 2023
 - i. Construction Details (1 of 4), Sheet 9 of 26, dated November 10, 2023
 - j. Construction Details (2 of 4), Sheet 10 of 26, dated November 10, 2023
 - k. Construction Details (3 of 4), Sheet 11 of 26, dated November 10, 2023
 - l. Construction Details (4 of 4), Sheet 12 of 26, dated November 10, 2023
 - m. Driveway Profile (1 of 3), Sheet 13 of 26, dated November 10, 2023
 - n. Driveway Profile (2 of 3), Sheet 14 of 26, dated November 10, 2023
 - o. Driveway Profile (3 of 3), Sheet 15 of 26, dated November 10, 2023
 - p. Emergency Access Profile, Sheet 16 of 26, dated November 10, 2023
 - q. Sanitary Sewer Profile (1 of 2), Sheet 17 of 26, dated November 10, 2023
 - r. Sanitary Sewer Profile (2 of 2), Sheet 18 of 26, dated November 10, 2023
 - s. Truck Maneuver Plan, Sheet 19 of 26, dated November 10, 2023
 - t. Fire Truck Maneuver Plan, Sheet 20 of 26, dated November 10, 2023
 - u. Ladentown Road Improvements Layout and Grading Plans, Profiles, Sheet 21 of 26, last revised April 27, 2023 as revision 8
 - v. Ladentown Road Improvements Truck Maneuver Plan, Sheet 22 of 26, last revised March 7, 2023 as revision 7
 - w. Box Beam Guide Rail Details, Sheet 23 of 26, last revised January 4, 2023 as revision 5
 - x. Weak Post Corrugated-Beam Guide Rail Details, Sheet 24 of 26, last revised February 8, 2023 as revision 6
 - y. Utility Trench Construction Details, Sheet 25 of 26, dated March 8, 2021
 - z. Work Zone Traffic Control Plan Details, Sheet 26 of 26, last revised March 7, 2023 as revision 7
11. Stormwater Pollution Prevention Plan as prepared by Brooker Engineering and dated November 15, 2023;
 12. Sole Source Aquifer Map; and,
 13. Traffic Impact Memorandum as prepared by Colliers Engineering & Design and dated November 21, 2023.
 14. Architectural plan set and renderings as prepared by Anderson Design Group dated December 13, 2023

BULK TABLE

MINIMUM LOT AREA, S.F.	MINIMUM NET LOT AREA, S.F.	LOT WIDTH, FT	FRONT SETBACK, FT	FRONT YARD, FT	SIDE SETBACK, FT	TOTAL SIDE SETBACK, FT	REAR YARD, FT	REAR SETBACK, FT	REAR YARD, FT	STREET FRONTAGE, FT	MAXIMUM HEIGHT, FT	MAXIMUM DEVELOPMENT COVERAGE, %	MAXIMUM FLOOR AREA RATIO
REQUIRED	25,000	25,000	125	35	35	20	50	10	35	10	90	35	65
PROPOSED	564,870	511,223	647.4	169	87	61	178	56	160	14	644.6	62.49	0.47

1. VARIANCE REQUIRED

BUILDING AREA SUMMARY:

GROSS BUILDING AREA: 227,754 S.F.
 WAREHOUSE: 115,600 S.F.
 OFFICE: 2,625 S.F.
 RETAIL: 2,625 S.F.
 TOTAL: 120,850 S.F.

NET BUILDING AREA: 204,979 S.F.
 WAREHOUSE: 112,154 S.F.
 OFFICE: 2,625 S.F.
 RETAIL: 2,625 S.F.
 TOTAL: 117,404 S.F.

PARKING ANALYSIS:

A. PARKING REQUIREMENT BASIS:
 WAREHOUSE: 1 PER 150 SQUARE FEET OF OFFICE AREA, PLUS 1 FOR EACH 2 EMPLOYEES 1 EMPLOYEE PER 1,500 S.F. OF WAREHOUSE SPACE.
 227,754 S.F. / (1 EMPLOYEE PER 1,500 S.F.) = 152 WAREHOUSE EMPLOYEES

B. PARKING REQUIRED:
 WAREHOUSE: 152 EMPLOYEES / 2 = 76 SPACES
 OFFICE: 5,250 S.F. / 150 S.F. = 35 SPACES
 OFFICE: 5,250 S.F. / 150 S.F. = 35 SPACES
 TOTAL REQUIRED: = 146 SPACES

C. PARKING PROVIDED:
 TOTAL: 150 SPACES > 146 SPACES "OK"

D. ADA PARKING:
 REGULAR SPACES 101-150 REQUIRE 5 ADA SPACES
 PROVIDE: 8 ADA SPACES > 5 ADA SPACES "OK"

DEVELOPMENT COVERAGE CALCULATION:

THE PERCENTAGE OF THE AREA OF A LOT COVERED BY BUILDINGS, PARKING AREAS, ACCESSORY STRUCTURES AND ANY IMPROVEMENTS MATERIALS, INCLUDING NATURAL IMPROVEMENTS AREAS.
 BUILDING: 194,319 S.F.
 PAVEMENT/CONCRETE: 212,185 S.F.
 TOTAL: 406,480 S.F.
 (406,480 SF / 511,223 SF) x 100% = 79.5%

FLOOR AREA CALCULATION:

THE GROSS FLOOR AREA OF ALL BUILDINGS ON A LOT DIVIDED BY THE AREA OF THE LOT
 GROSS BUILDING AREA: 238,254 S.F.
 238,254 SF / 511,223 SF = 0.47

BUILDING HEIGHT CALCULATION (PER JASON T. ANDERSON, AIA):

PROPOSED BUILDING CONSIDERED TWO BUILDINGS BY THE BUILDING CODE. ACCORDINGLY EACH BUILDING IS CALCULATED SEPARATELY TO DETERMINE THE CONTROLLING HEIGHT.

LOWER BUILDING HEIGHT:

LOWER SLAB ELEVATION: 461.0 FT
 LOWER TOP OF ROOF ELEVATION: 461.0 FT + 48.0 FT (BUILDING HEIGHT) = 509.0 FT
 AVERAGE GRADE PLANE ELEVATION: 468.04 FT
 LOWER BUILDING HEIGHT: 509.0 FT - 468.04 FT = 40.96 FT

UPPER BUILDING HEIGHT:

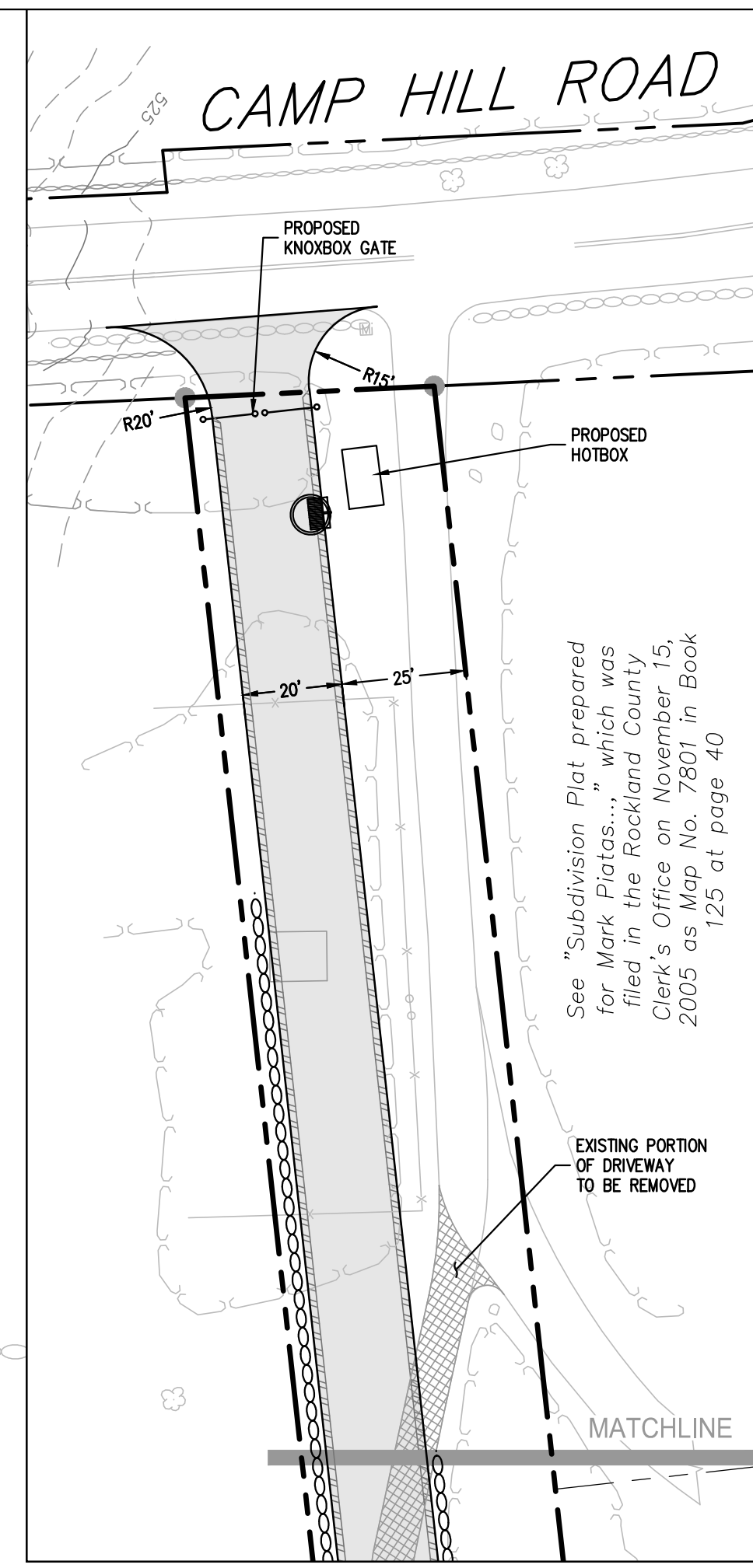
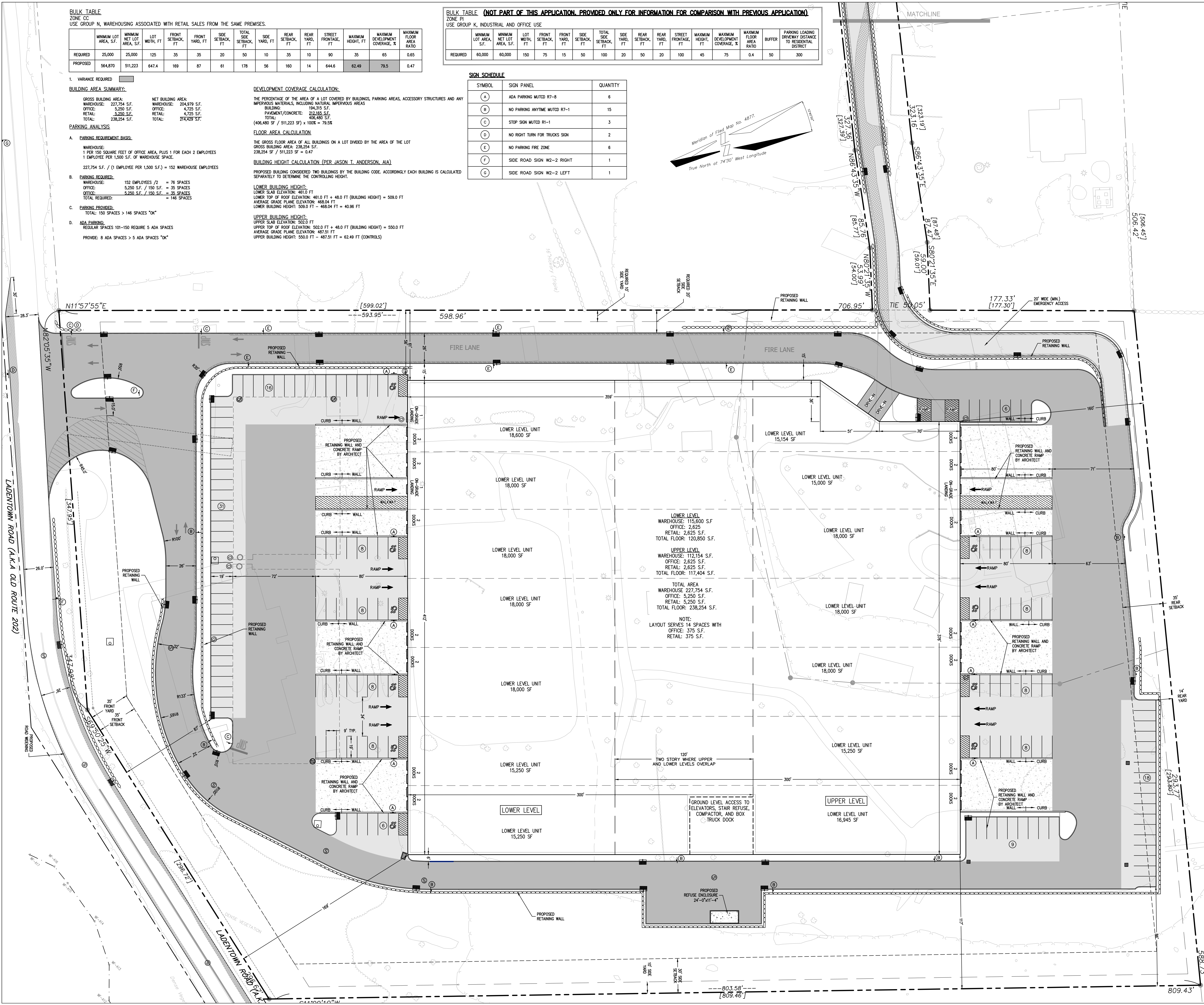
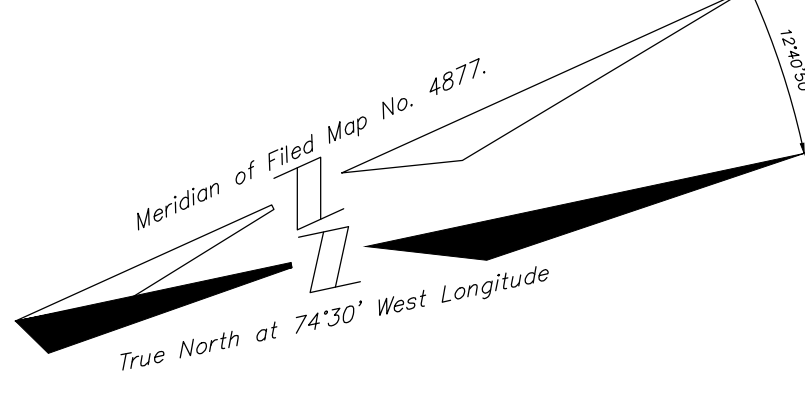
UPPER SLAB ELEVATION: 502.0 FT
 UPPER TOP OF ROOF ELEVATION: 502.0 FT + 48.0 FT (BUILDING HEIGHT) = 550.0 FT
 AVERAGE GRADE PLANE ELEVATION: 487.51 FT
 UPPER BUILDING HEIGHT: 550.0 FT - 487.51 FT = 62.49 FT (CONTROLS)

BULK TABLE (NOT PART OF THIS APPLICATION. PROVIDED ONLY FOR INFORMATION FOR COMPARISON WITH PREVIOUS APPLICATION.)

MINIMUM LOT AREA, S.F.	MINIMUM NET LOT AREA, S.F.	LOT WIDTH, FT	FRONT SETBACK, FT	FRONT YARD, FT	SIDE SETBACK, FT	TOTAL SIDE SETBACK, FT	REAR YARD, FT	REAR SETBACK, FT	REAR YARD, FT	STREET FRONTAGE, FT	MAXIMUM HEIGHT, FT	MAXIMUM DEVELOPMENT COVERAGE, %	MAXIMUM FLOOR AREA RATIO	BUFFER	PARKING LOADING DRIVEWAY DISTANCE TO RESIDENTIAL DISTRICT
REQUIRED	60,000	60,000	150	75	15	50	100	20	50	20	100	45	75	0.4	300

SIGN SCHEDULE

SYMBOL	SIGN PANEL	QUANTITY
(A)	ADA PARKING MUTCD R7-8	6
(B)	NO PARKING ANYTIME MUTCD R7-1	15
(C)	STOP SIGN MUTCD R1-1	3
(D)	NO RIGHT TURN FOR TRUCKS SIGN	2
(E)	NO PARKING FIRE ZONE	6
(F)	SIDE ROAD SIGN W2-2 RIGHT	1
(G)	SIDE ROAD SIGN W2-2 LEFT	1



LEGEND

- PROPERTY LINE
- BUFFER LINE REQUIRED
- SETBACK LINE PROPOSED
- YARD LINE
- CURB LINE
- BUILDING
- PAVEMENT (HEAVY DUTY)
- PAVEMENT (PARKING)
- CONCRETE
- PAVEMENT WIDENING (LADENTOWN ROAD)
- PARKING AISLE NUMBER OF SPOTS
- LIGHTING
- MESA BLOCK WALL
- STONE WALL
- CONCRETE WALL
- NO PARKING STRIPING

LOWER LEVEL WAREHOUSE: 115,600 S.F.
 OFFICE: 2,625 S.F.
 RETAIL: 2,625 S.F.
 TOTAL FLOOR: 120,850 S.F.

UPPER LEVEL WAREHOUSE: 112,154 S.F.
 OFFICE: 2,625 S.F.
 RETAIL: 2,625 S.F.
 TOTAL FLOOR: 117,404 S.F.

TOTAL AREA WAREHOUSE: 227,754 S.F.
 OFFICE: 5,250 S.F.
 RETAIL: 5,250 S.F.
 TOTAL FLOOR: 238,254 S.F.

NOTE: LAYOUT SERVES 14 SPACES WITH OFFICE: 375 S.F. RETAIL: 375 S.F.

REV	DESCRIPTION	BY	DATE
2	PARKING & DEVELOPMENT COVERAGE FOR ZBA	AP	2/22/24
1	FOR SITE PLAN APPROVAL	AP	11/10/23

DISCLAIMER:
 UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF THE N.Y.S. EDUCATION LAW, ARTICLE 148, SECTION 7208, SUBSECTION 2.

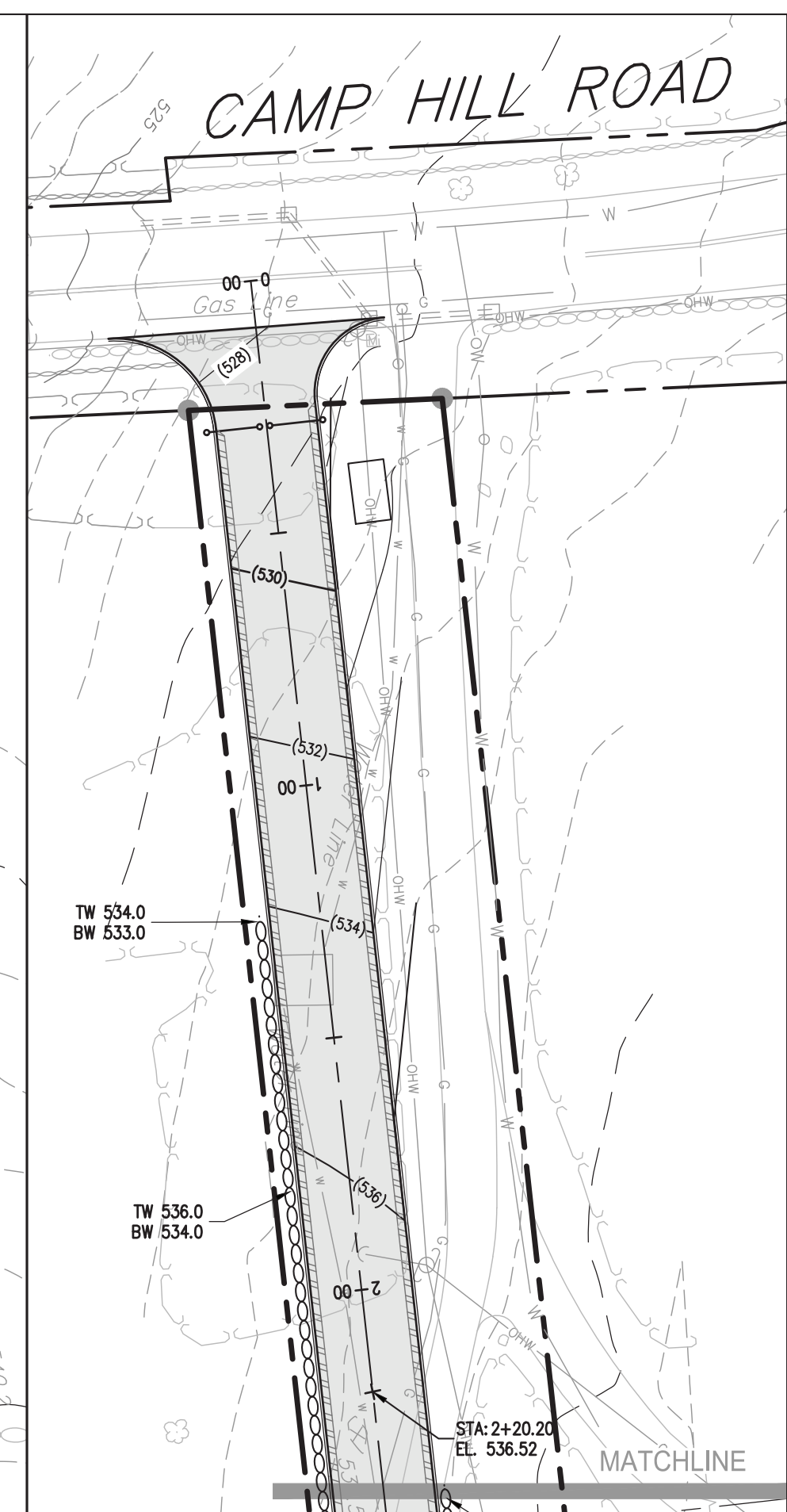
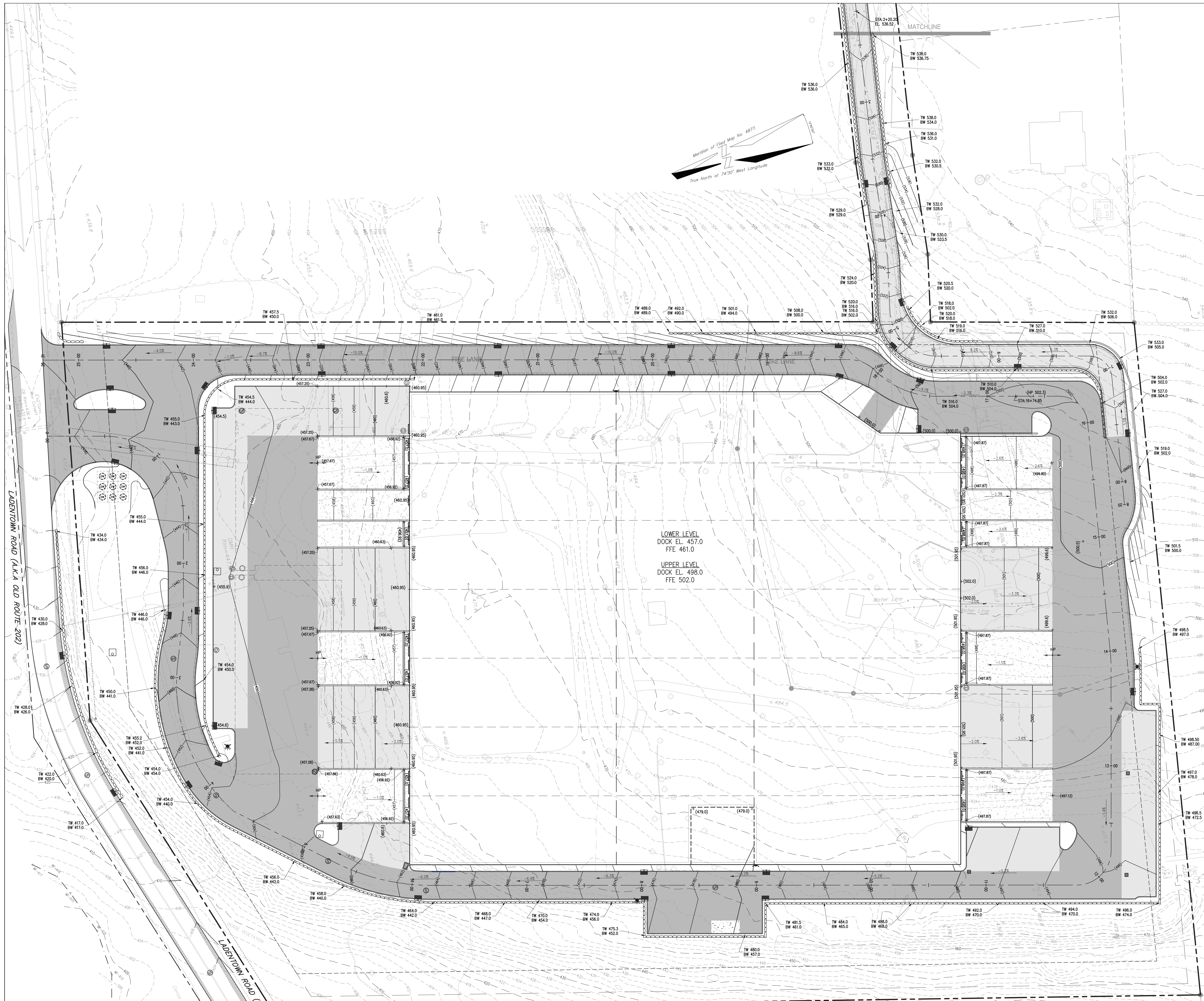
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 a division of Weston & Sampson
 WESTON & SAMPSON, PE, LS, LA, ARCHITECTS, PC
 74 Lafayette Avenue, Suite 501, Suffern, NY 10901
 (845) 357-4411
 WESTONANDSAMPSON.COM

PROJECT: ROUTE 202 BUSINESS PARK
 TOWN OF RAMAPO
 ROCKLAND COUNTY
 NEW YORK

TITLE: **LAYOUT PLAN**

PROJECT NO: 16107 DRAWN: AP CHECKED: DR
 SCALE: 1" = 30'
 GRAPHIC SCALE: 0 30' 60'
 DATE: 8/04/23 DRAWING NO: 2

DENNIS J. ROCKS
 PROFESSIONAL ENGINEER
 N.Y.S. Lic. No. 066208



LOWER LEVEL
DOCK EL. 457.0
FFE 461.0

UPPER LEVEL
DOCK EL. 498.0
FFE 502.0

LEGEND

- LUMINAIRE
- CLEAN OUT
- SANITARY SEWER MANHOLE
- CATCH BASIN
- OVERSIZED (OS) DRAINAGE MANHOLE
- FLARED END SECTION
- LIGHT POLE
- SIGN
- HYDRANT
- STORM FIRE DEPARTMENT CONNECTION
- WATER VALVE
- GAS VALVE
- SPOT ELEVATION
- DRAINAGE PIPE
- GAS MAIN
- GAS SERVICE
- OVERHEAD UTILITY (EXIST)
- SANITARY SEWER PIPE
- HOUSE CONNECTION
- WATER DOMESTIC SERVICE
- WATER FIRE SERVICE
- ROOF LEADER
- TRENCH DRAIN
- TELEPHONE, ELECTRIC, GAS, CABLE
- PAVEMENT (HEAVY DUTY)
- PAVEMENT (PARKING)
- CONCRETE
- PROPERTY LINE
- SETBACK LINE
- YARD LINE
- CURB
- BUILDING
- INV IN/OUT
- MESA BLOCK WALL
- STONE WALL
- CONCRETE WALL

REV	DESCRIPTION	AP	DATE
1	FOR SITE PLAN APPROVAL	AP	11/10/23

DISCLAIMER:
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OF THE N.Y.S. EDUCATION LAW, ARTICLE 145, SECTION 7209, SUBSECTION 2.

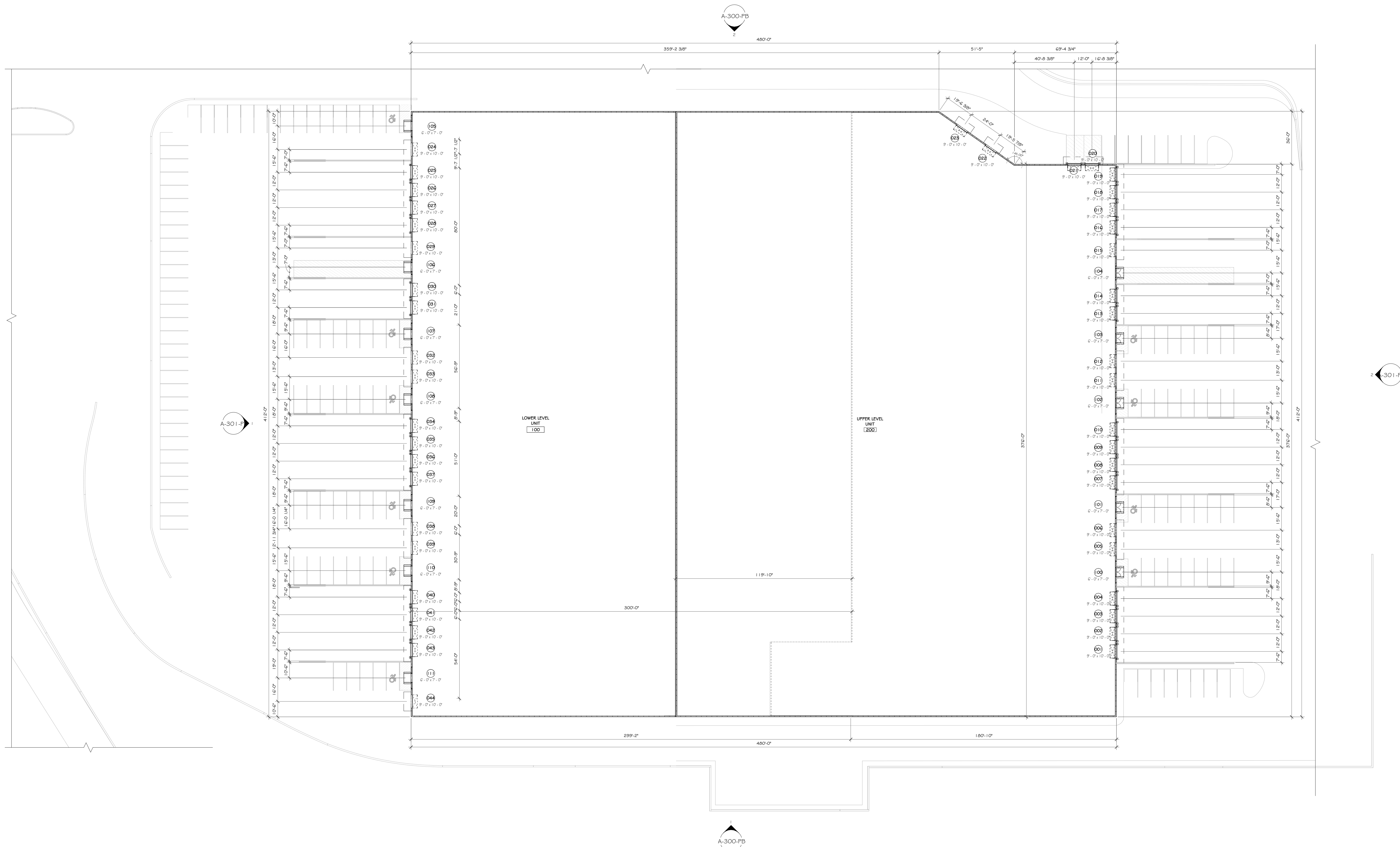
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PROJECT: **ROUTE 202 BUSINESS PARK**
TOWN OF RAMAPO
ROCKLAND COUNTY
NEW YORK

TITLE: **GRADING PLAN**

PROJECT NO: 16107 DRAWN: AP CHECKED: DR
SCALE: 1" = 30'
GRAPHIC SCALE: 0 30' 60'
DATE: 8/04/23 DRAWING NO: 3

DENNIS J. ROCKS
PROFESSIONAL ENGINEER
N.Y.S. Lic. No. 066208



1 FLOOR PLAN
1" = 30'-0"

PROJECT

NORTH

KEY PLAN

AREA OF CONSTRUCTION

50% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

**ANDERSON
DESIGN
GROUP**

ARCHITECTURE
PLANNING
INTERIORS

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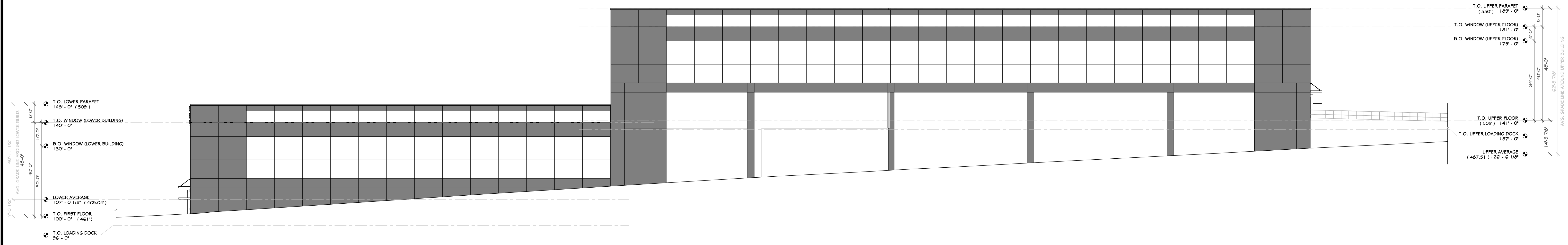
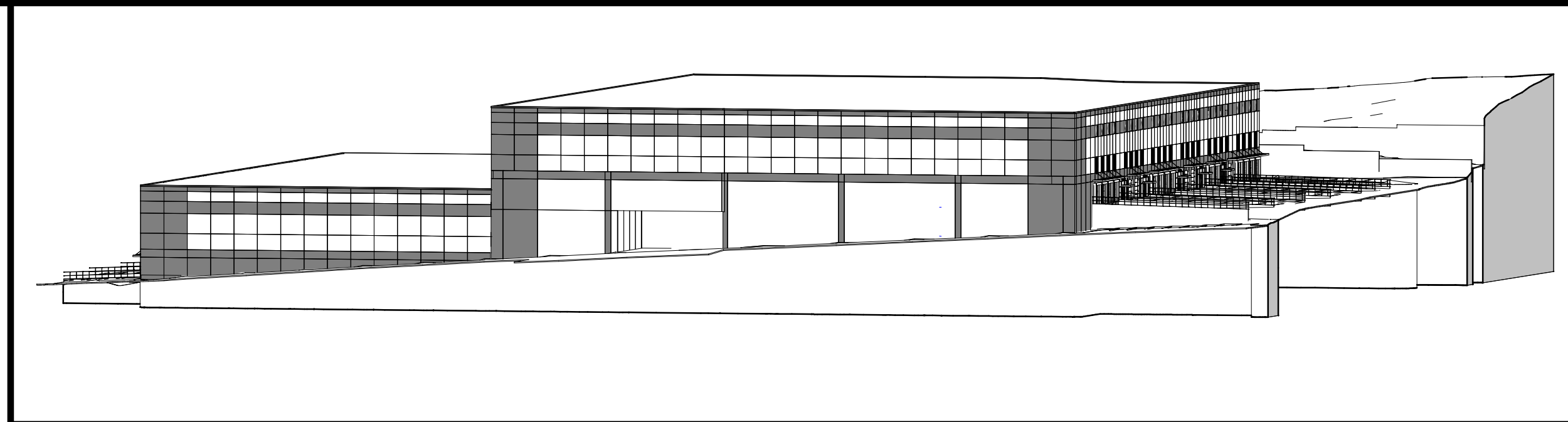
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Project: **ROUTE 202 BUSINESS PARK**
TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

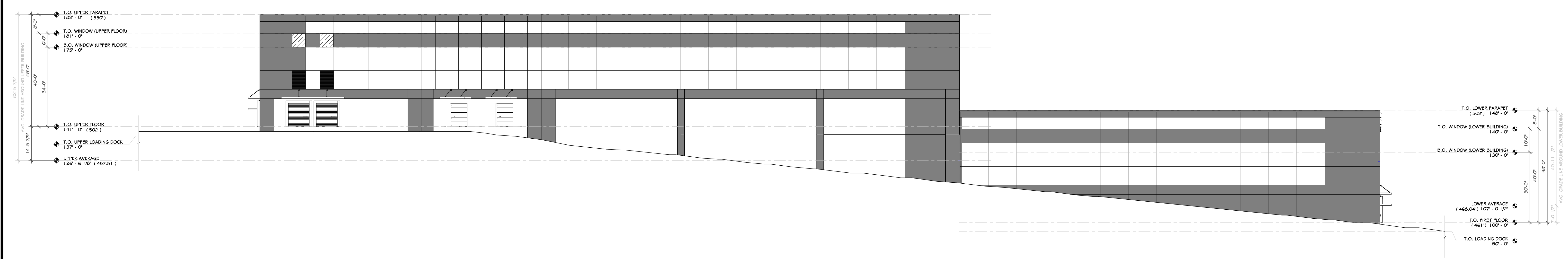
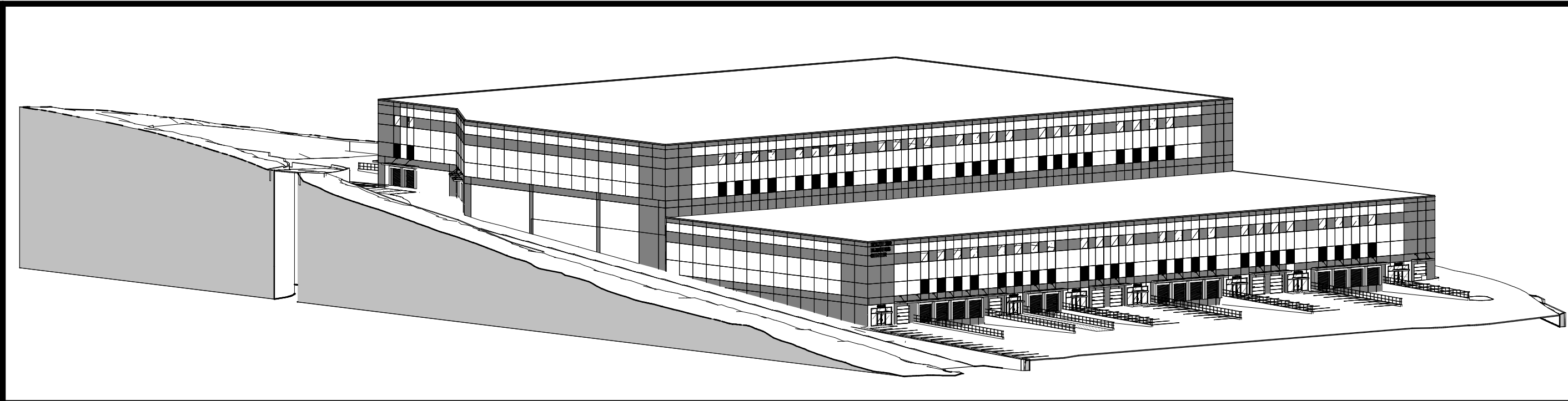
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Drawn: IDEA Scale: AS NOTED Project: 23124 Date: 12/13/23

Drawing Number: **A-201-PB**



1 SOUTH ELEVATION
1" = 20'-0"



2 NORTH ELEVATION
1" = 20'-0"

PROJECT

NORTH

50% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

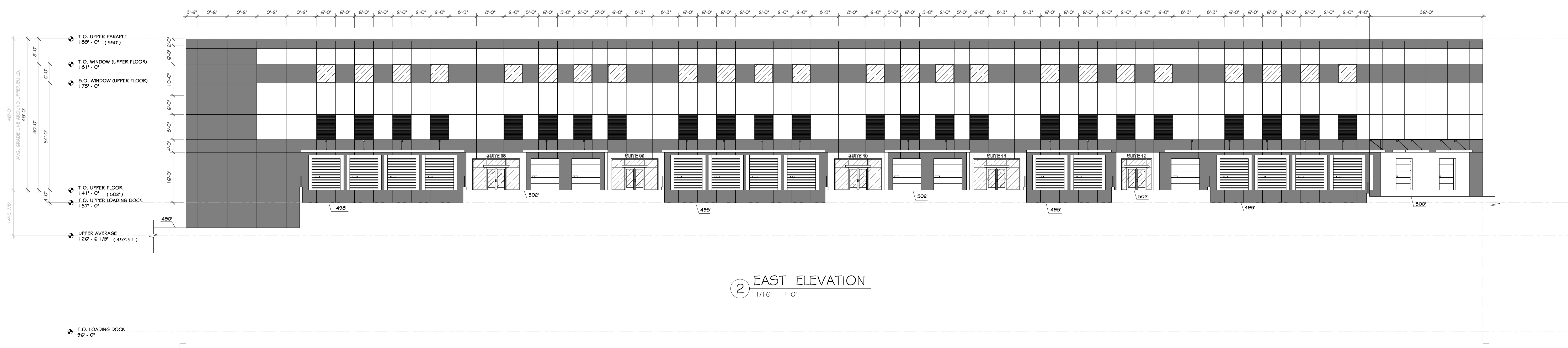
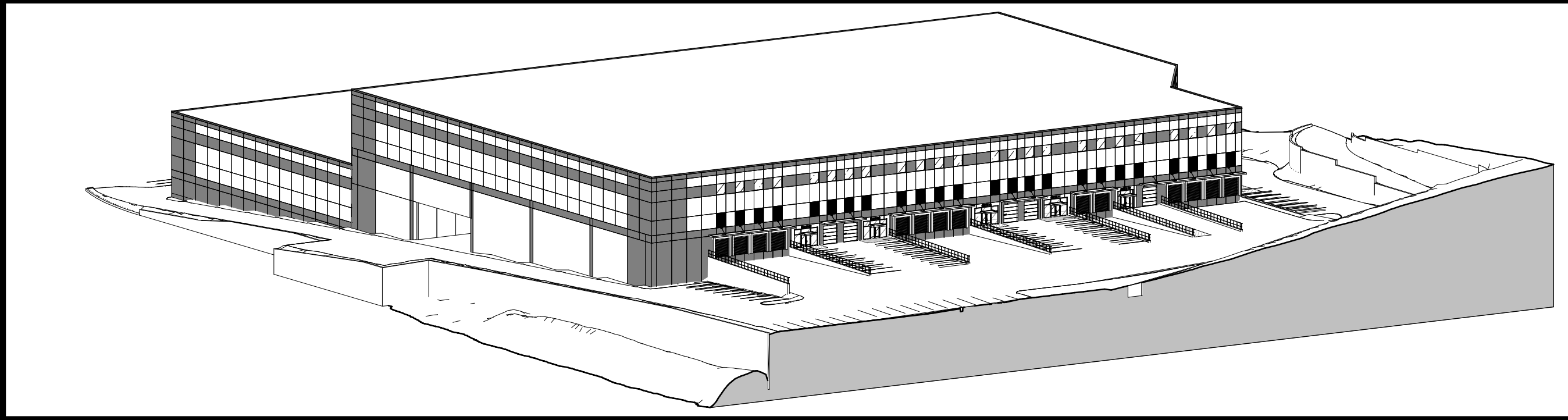
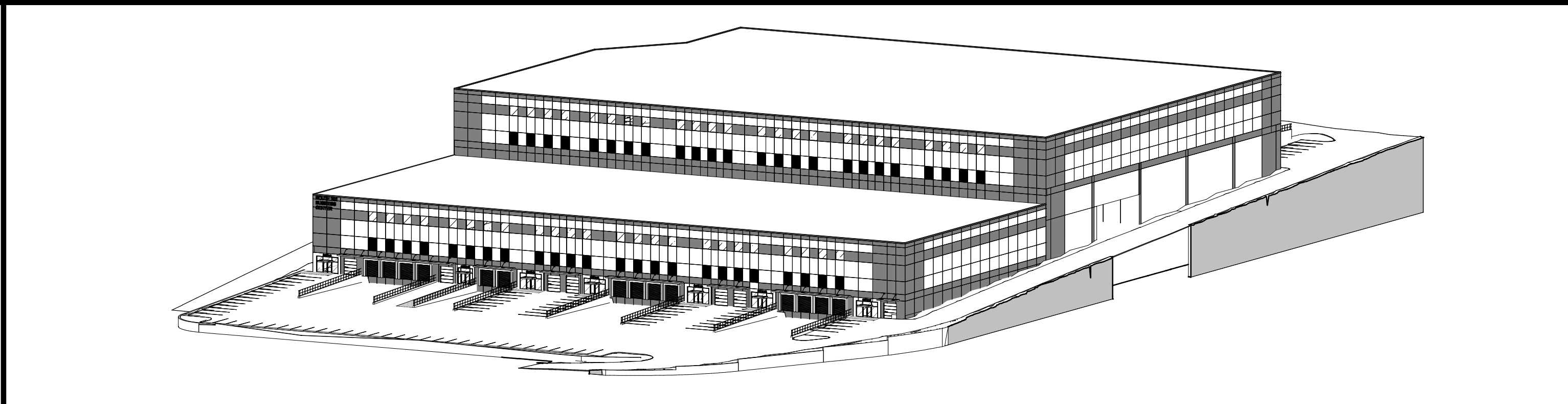
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Project: **ROUTE 202 BUSINESS PARK**
 TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

Drawing Name: **EXTERIOR ELEVATIONS**
 Drawn: IDEA Scale: AS NOTED Project: 23124 Date: 12/13/23

Drawing Number: **A-300-PB**



PROJECT

NORTH

KEY PLAN AREA OF CONSTRUCTION

50% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

**ANDERSON
DESIGN
GROUP**

ARCHITECTURE
PLANNING
INTERIORS

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Project: **ROUTE 202 BUSINESS PARK**
 TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

Drawing Name: **EXTERIOR ELEVATIONS**

Drawn: IDEA Scale: AS NOTED Project: 23124 Date: 12/13/23

03/04/2024

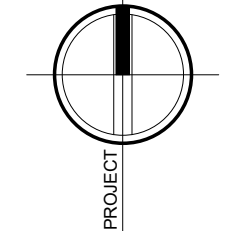
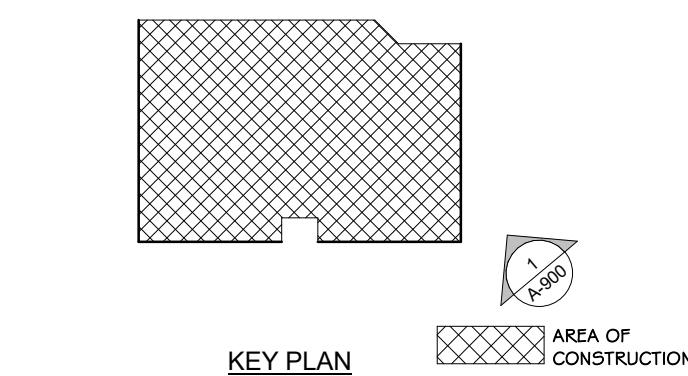

Drawing Number: **A-301-PB**



① NORTH-EAST EXTERIOR VIEW



② SOUTH-WEST EXTERIOR VIEW

<p>PROJECT</p>  <p>NORTH</p>		 <p>KEY PLAN</p> <p>AREA OF CONSTRUCTION</p>												
<p>50% PLANNING BOARD SUBMISSION</p>														
<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NUM.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			NUM.	DATE	DESCRIPTION									
NUM.	DATE	DESCRIPTION												
 <p>ANDERSON DESIGN GROUP</p> <p>25 WALKILL AVE • MONTGOMERY • NY 12549 O: 845.294.2724 F: 888.305.8442</p>		<p>ARCHITECTURE PLANNING INTERIORS</p> <p>WWW.ADGARCHITECT.COM CONTACT@ADGARCHITECT.COM</p>												
<p>Project: ROUTE 202 BUSINESS PARK TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK</p>														
<p>Drawing Name: EXTERIOR RENDERINGS</p>														
<p>Drawn: IDEA</p>	<p>Scale: AS NOTED</p>	<p>Project: 23124</p>												
		<p>Date: 12/13/23</p> <p>Drawing Number: A-900</p>												



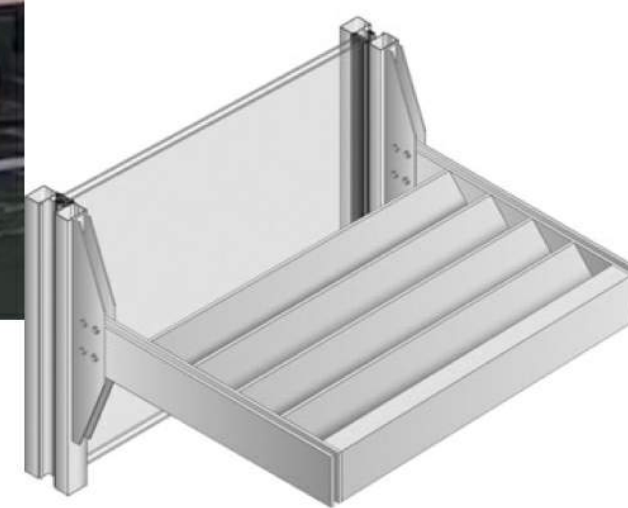
Black Anodized Aluminum Storefront / Curtainwall



Solarban 70 Glass Low Reflectance



Kawneer Anodized Aluminum Brise Soleil



Ocean Floor 1630
RGB 93 100 106

Blue Lace 1625
RGB 200 205 209

Timber Wolf 1600
RGB 154 159 158

Precast Concrete Panels Color Palette - Benjamin Moore



Exterior Material Selections and Colors

PROJECT

50% PLANNING BOARD SUBMISSION

50% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

ANDERSON DESIGN GROUP ARCHITECTURE PLANNING INTERIORS

25 WALKILL AVE • MONTGOMERY • NY 12540
 D: 845.294.2724 | F: 888.305.8442

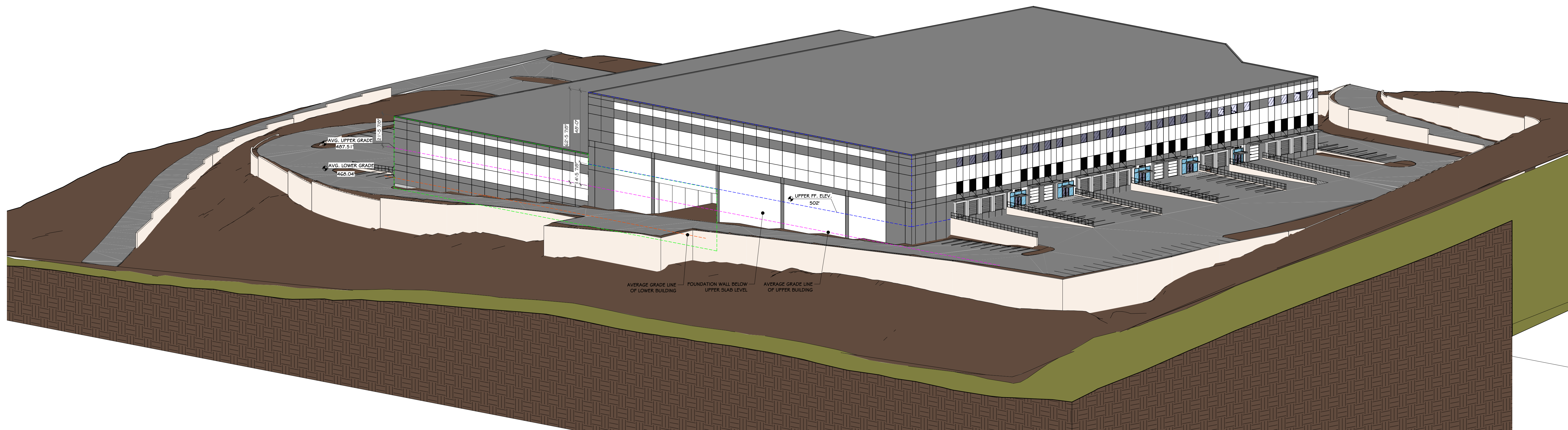
WWW.ADGARCHITECT.COM
 CONTACT@ADGARCHITECT.COM

Project: **ROUTE 202 BUSINESS PARK**
 TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

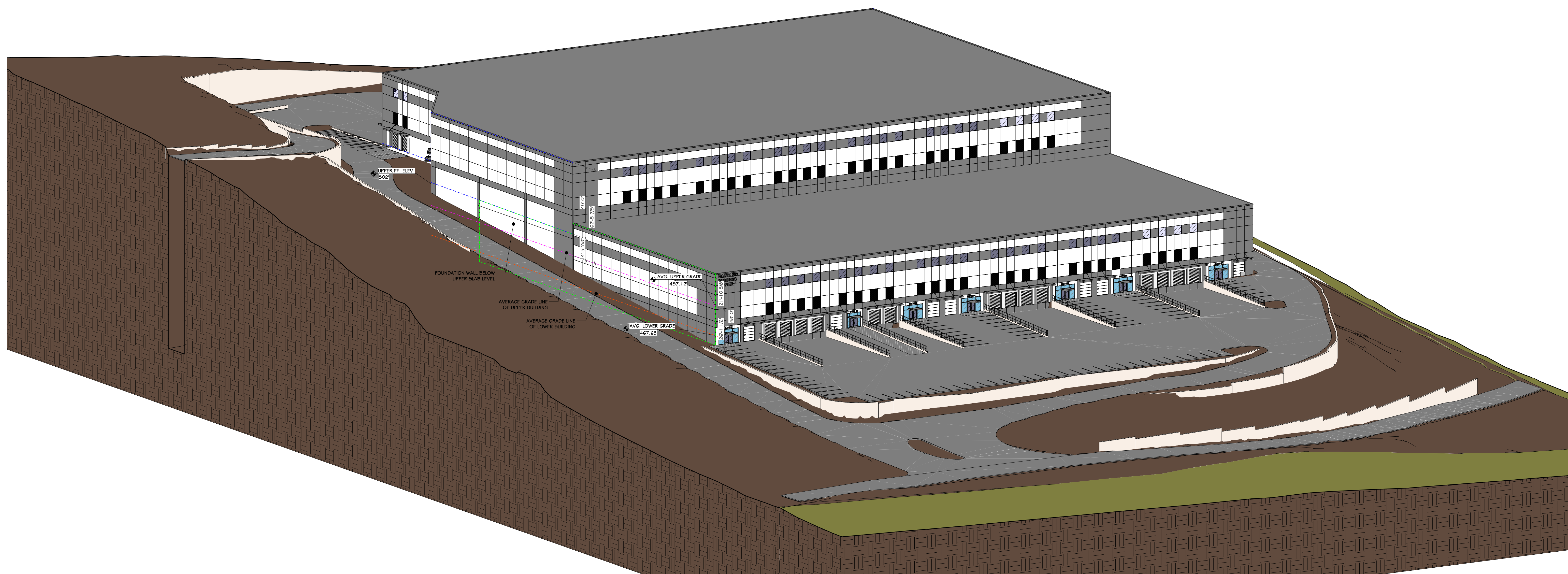
Drawing Name: **EXTERIOR MATERIALS SELECTION AND COLORS**

Drawn: IDEA Scale: AS NOTED Project: 23124 Date: 12/13/23

Drawing Number: **A-901**



2 SITE 3D VIEW 1



1 SITE 3D VIEW 2

TWO BUILDING AVERAGE:
 466.01 (LOWER AVERAGE)
 461 FF + 46' Blag Ht. = 500'
 500' - 466.01 = 40.96 Blag Ht.
 467.51 (UPPER AVERAGE)
 500 FF + 46' Blag Ht. = 550'
 550' - 467.51 = 62.49'
 40.91 + 62.49 = 103.40' = 51.70'
 OVERALL AVERAGE: 51.70'

PROJECT

NORTH

KEY PLAN

AREA OF CONSTRUCTION

10% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

**ANDERSON
DESIGN
GROUP**

ARCHITECTURE
PLANNING
INTERIORS

25 WALLKILL AVE • MONTGOMERY • NY 12540
 D: 845.294.2724 | F: 888.305.8442

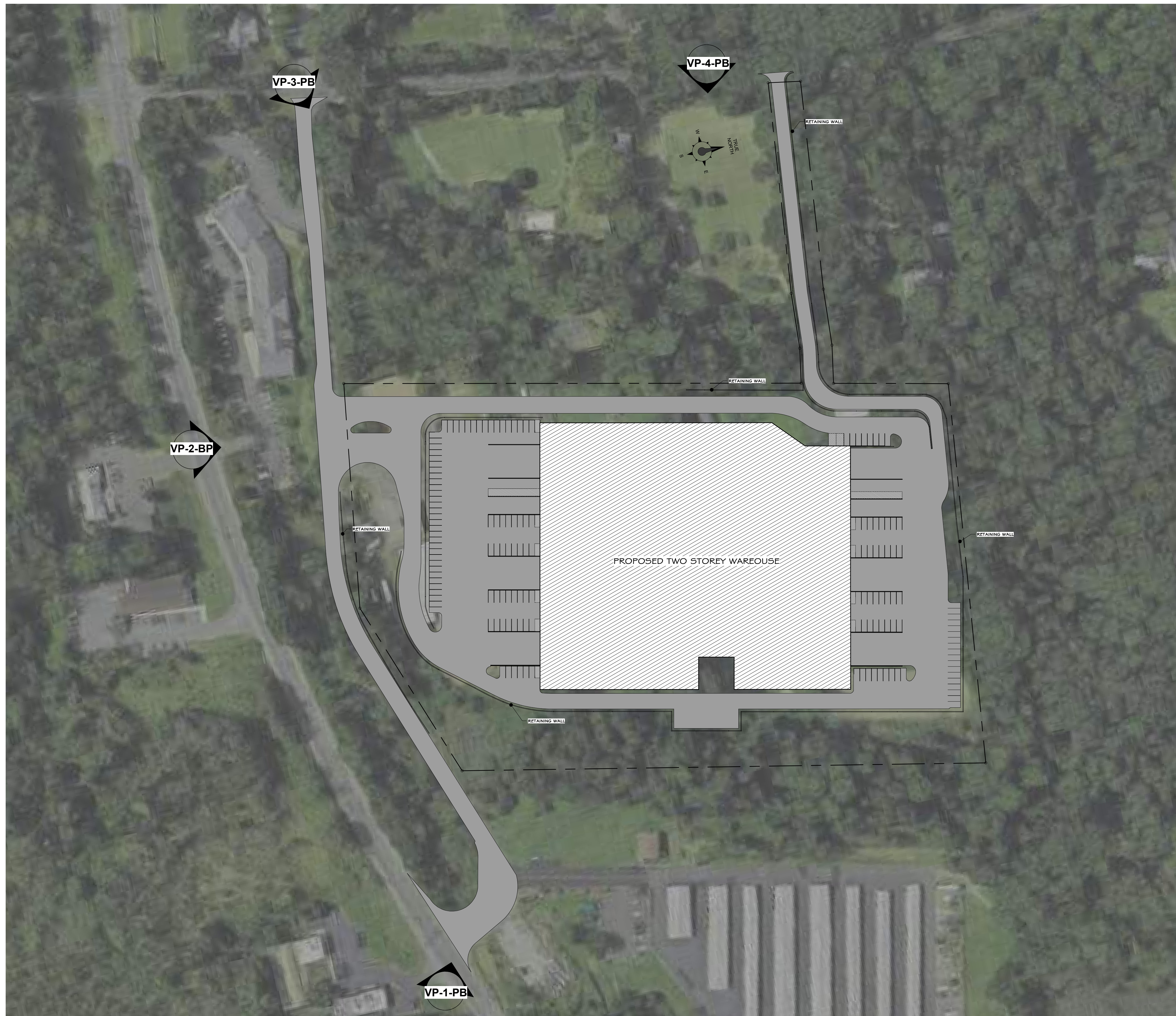
WWW.ADGARCHITECT.COM
 CONTACT@ADGARCHITECT.COM

Project: **ROUTE 202 BUSINESS PARK**
 TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

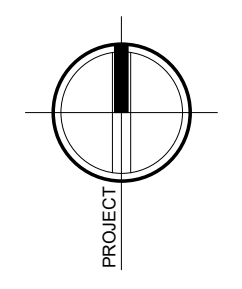
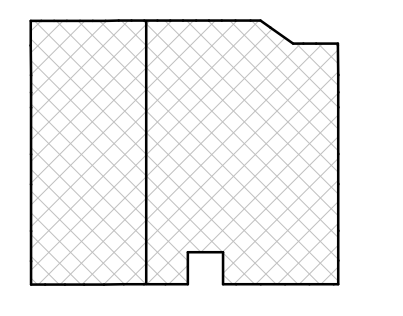
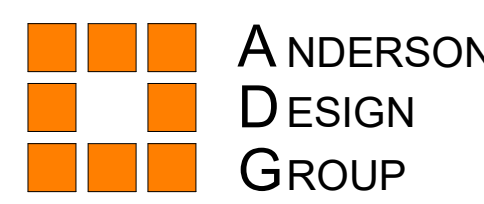

Drawing Name: **SITE 3D VIEW**

Drawn: IDEA Scale: AS NOTED Project: 23124 Date: 08/28/23

Drawing Number: **G-100**

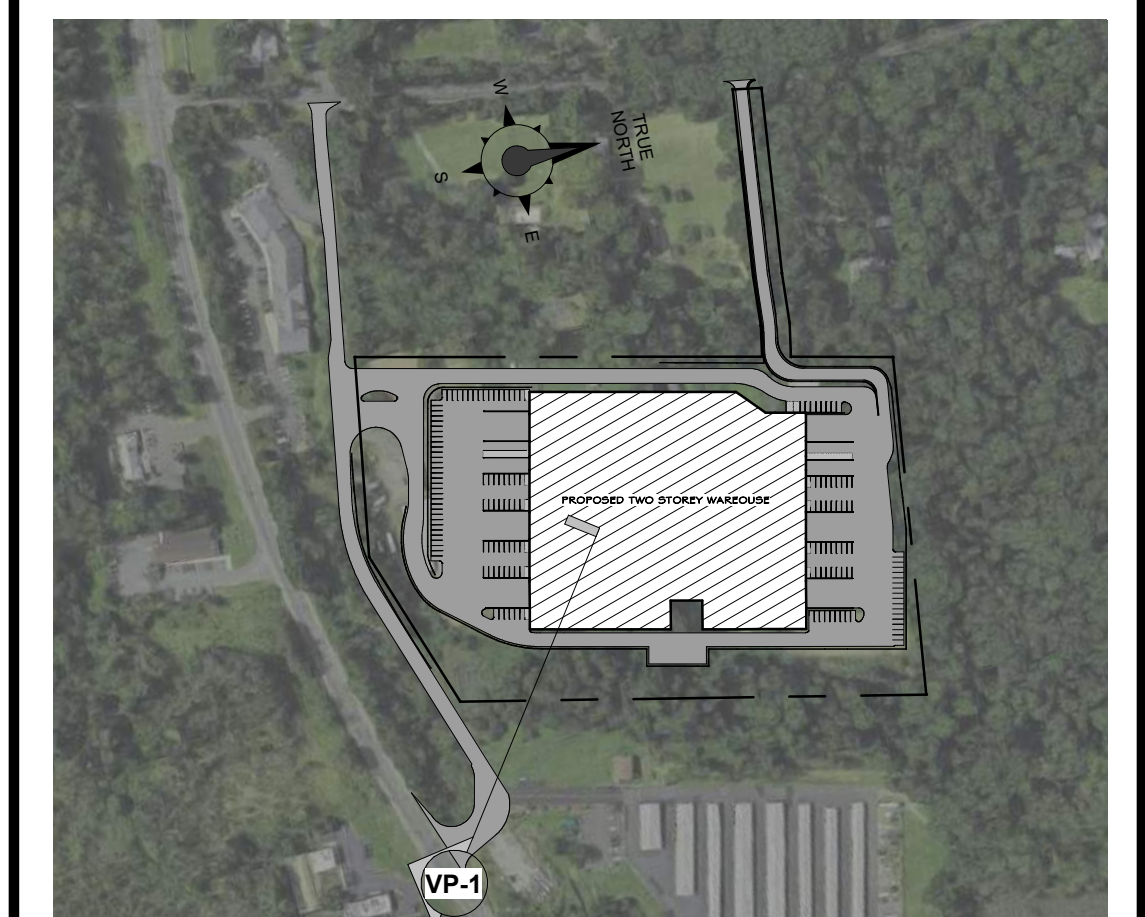


① SITE MAP VANTAGE POINT LOCATION
1" = 80'-0"

<p>PROJECT</p>  <p>NORTH</p>		 <p>KEY PLAN</p> <p>AREA OF CONSTRUCTION</p>												
<p>50% PLANNING BOARD SUBMISSION</p>														
<p>REVISIONS:</p> <table border="1"> <thead> <tr> <th>NUM.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			NUM.	DATE	DESCRIPTION									
NUM.	DATE	DESCRIPTION												
 <p>ANDERSON DESIGN GROUP</p>		<p>ARCHITECTURE PLANNING INTERIORS</p>												
<p>25 WALKILL AVE • MONTGOMERY • NY 12540 O: 845.294.2724 F: 888.305.6442</p>		<p>WWW.ADGARCHITECT.COM CONTACT@ADGARCHITECT.COM</p>												
<p>Project: ROUTE 202 BUSINESS PARK TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK</p>														
<p>Drawing Name: SITE MAP OF PHOTO-SIMULATION</p>														
<p>Drawn: IDEA</p>	<p>Scale: AS NOTED</p>	<p>Project: 23124</p>												
<p>Date: 12/13/23</p>		<p>Drawing Number: VP-0</p>												
														



① EXISTING VIEWSHED FROM ROUTE 202 RD. (VANTAGE POINT 1 - 50 MM)



③ SITE LOCATION PLAN VP-1
1" = 4000'

PROJECT

NORTH

KEY PLAN

AREA OF CONSTRUCTION

50% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION

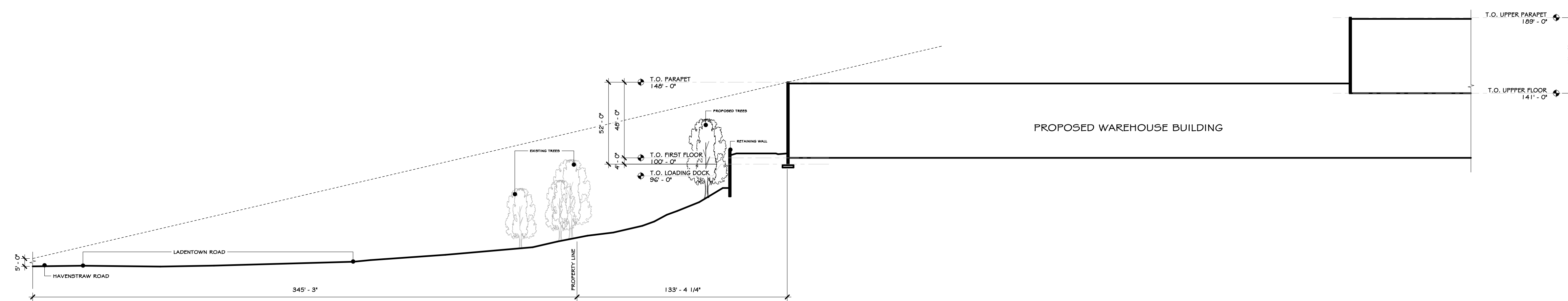
<p>ANDERSON DESIGN GROUP</p>	<p>ARCHITECTURE PLANNING INTERIORS</p>
<p>25 WALLKILL AVE • MONTGOMERY • NY 12540 O: 845.294.2724 F: 888.305.8442</p>	<p>WWW.ADGARCHITECT.COM CONTACT@ADGARCHITECT.COM</p>

Project: **ROUTE 202 BUSINESS PARK**
TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

Drawing Name:
EXISTING IMAGES & SITE SECTION (VANTAGE POINT 1)

Drawn: IDEA Scale: AS NOTED Project: 23124 Date: 12/13/23

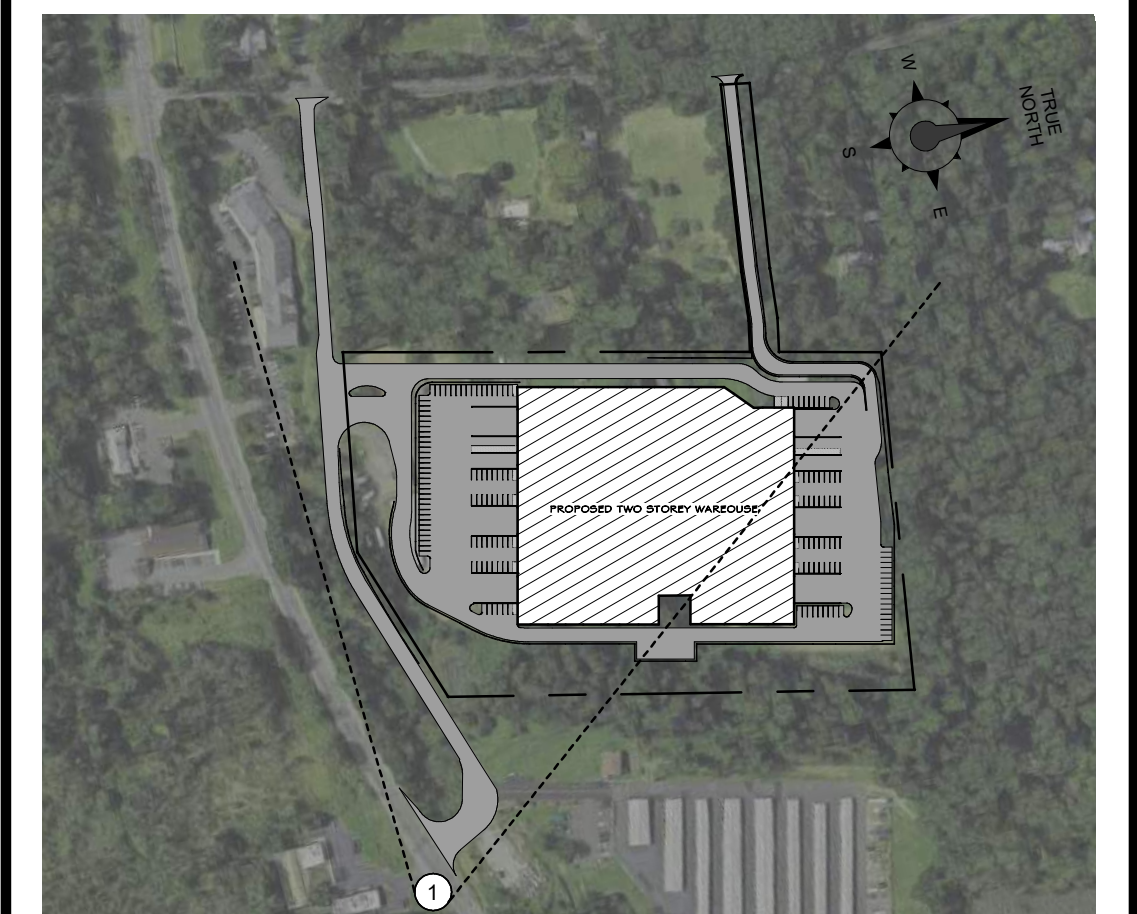
	<p>Drawing Number: VP-1-PB</p>
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② SITE SECTION VP-1
1" = 40'-0"

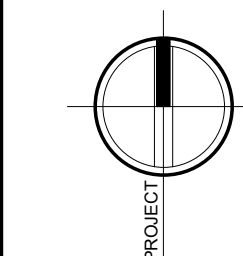


① PROPOSED VIEWSHED FROM ROUTE 202 RD. (VANTAGE POINT 1)

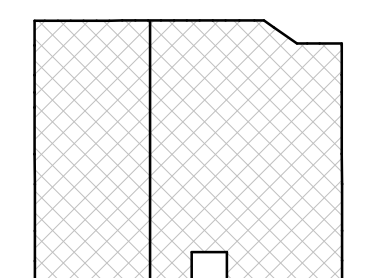


② VANTAGE LOCATION PLAN VP-1
1" = 4000'

PROJECT



NORTH

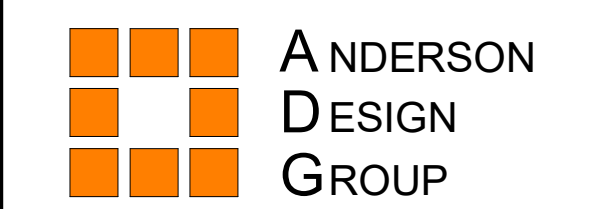


KEY PLAN AREA OF CONSTRUCTION

50% PLANNING BOARD SUBMISSION

REVISIONS:

NUM.	DATE	DESCRIPTION



ARCHITECTURE
PLANNING
INTERIORS

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CONTACT@ADGARCHITECT.COM

Project: ROUTE 202 BUSINESS PARK
TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

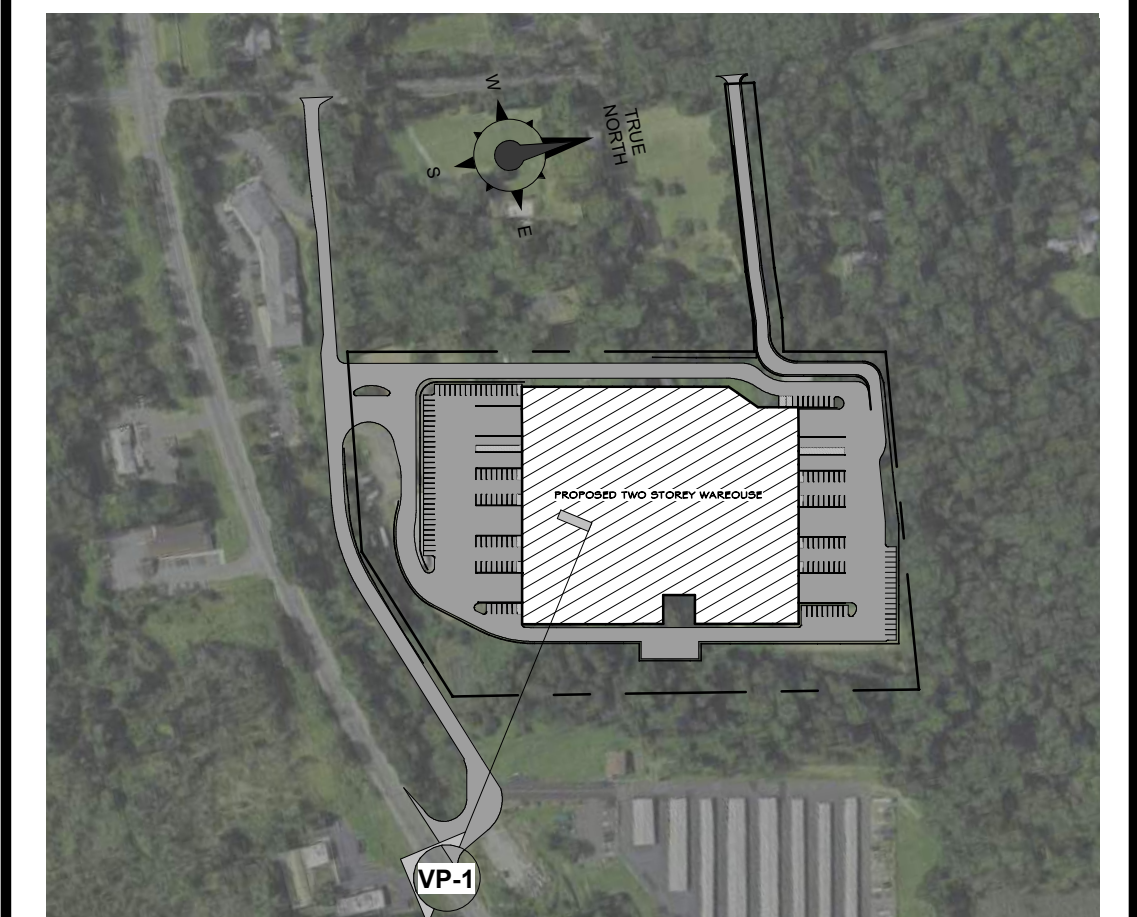
Drawing Name:
PHOTO-SIMULATION RENDERING (VANTAGE POINT 1)

Drawn: IDEA Scale: AS NOTED Project: 23124 Date: 12/13/23

Drawing Number:
VP-1-1-PB



① EXISTING VIEWSHED FROM ROUTE 202 RD. (VANTAGE POINT 2 - 50 MM)



③ SITE LOCATION PLAN VP-2
1" = 400'

PROJECT	
NORTH	KEY PLAN

50% PLANNING BOARD SUBMISSION

REVISIONS:		
NUM.	DATE	DESCRIPTION

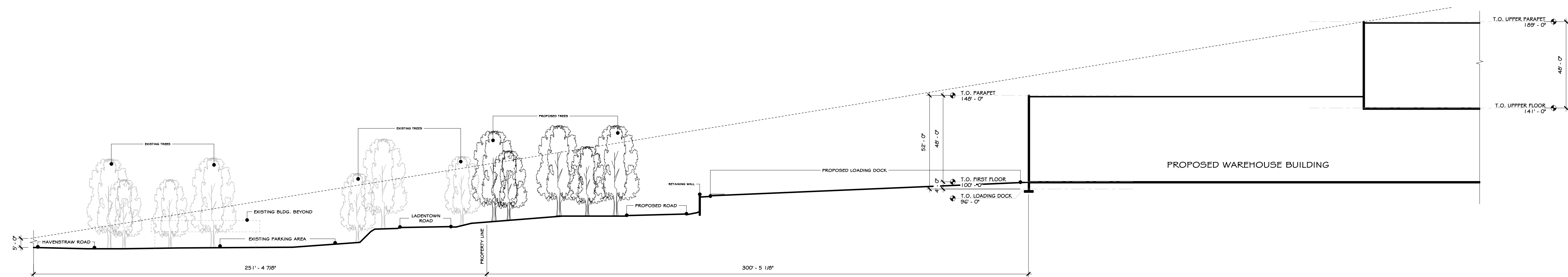
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	<p>25 WALLKILL AVENUE • MONTGOMERY • NY 12540 P: 845.294.2724 F: 888.305.8442</p>

Project: **ROUTE 202 BUSINESS PARK**
TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

Drawing Name: **EXISTING IMAGES & SITE SECTION (VANTAGE POINT 2)**

Drawn: IDEA Scale: AS NOTED Project: 23124 Date: 12/13/23

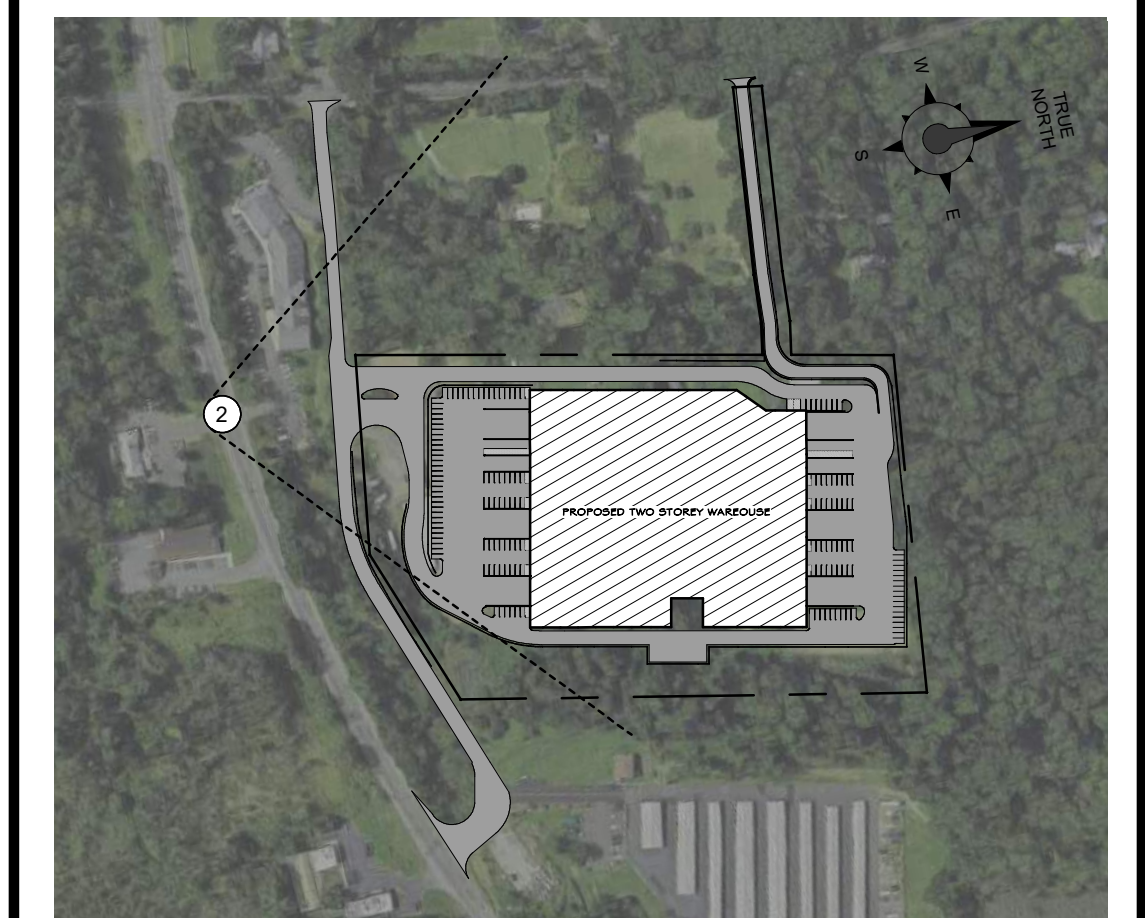
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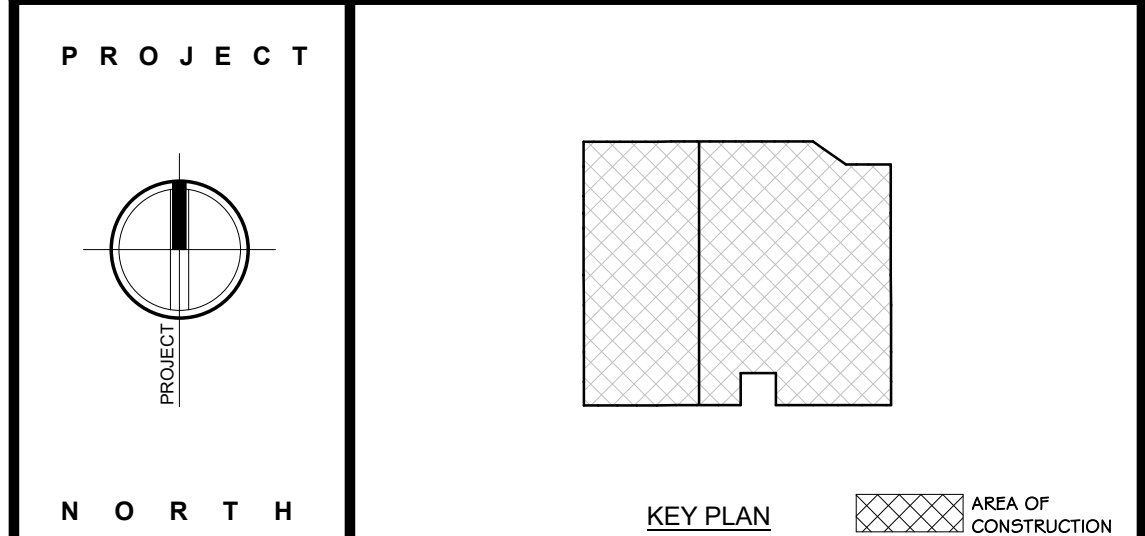
② SITE SECTION VP-2
1" = 30'-0"



① PROPOSED VIEWSHED FROM ROUTE 202 RD. (VANTAGE POINT 2)



② VANTAGE LOCATION PLAN VP-2
1:4000



50% PLANNING BOARD SUBMISSION

REVISIONS:		
NUM.	DATE	DESCRIPTION

<p>ANDERSON DESIGN GROUP</p>	<p>ARCHITECTURE PLANNING INTERIORS</p>
	<p>25 WALKILL AVE • MONTGOMERY • NY 12540 D: 845.294.2724 F: 888.305.8442</p>

Project: **ROUTE 202 BUSINESS PARK**
TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

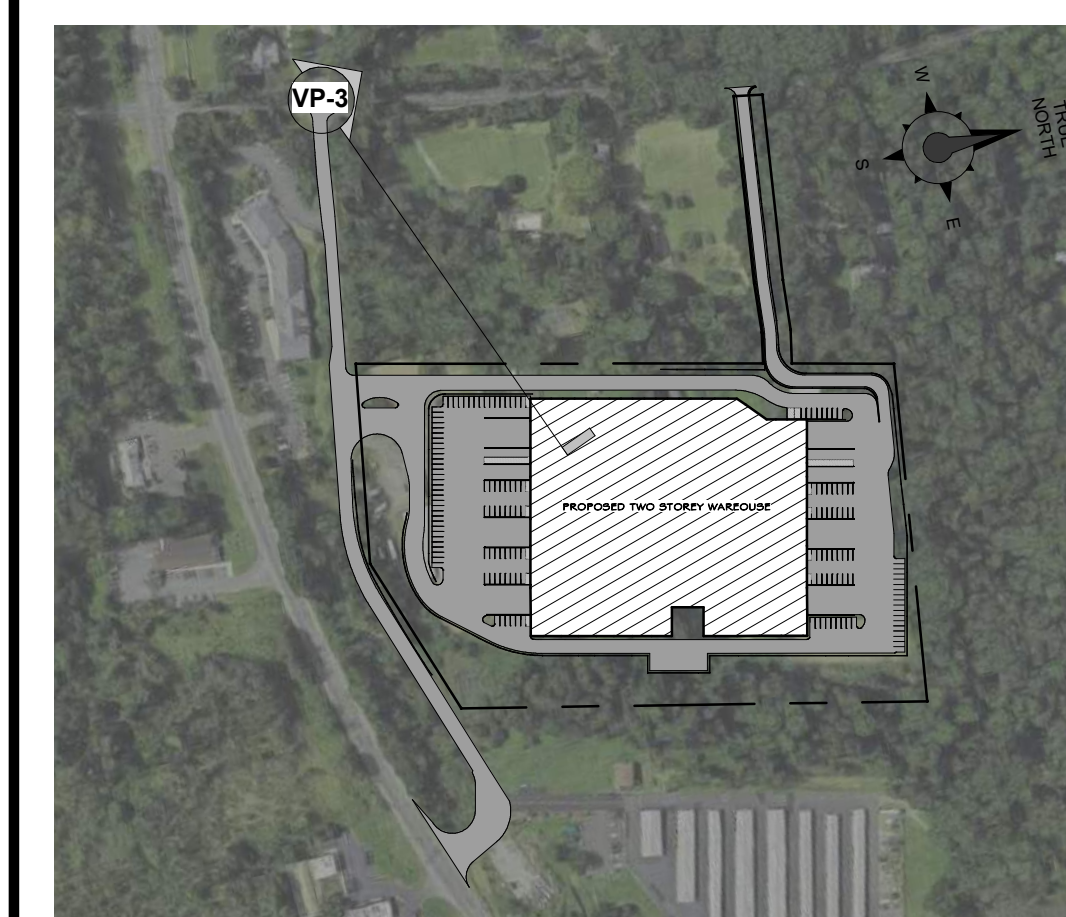
Drawing Name:
PHOTO-SIMULATION RENDERING (VANTAGE POINT 1)

Drawn: IDEA Scale: AS NOTED Project: 23124 Date: 12/13/23

	<p>Drawing Number: VP-2-1-PB</p>
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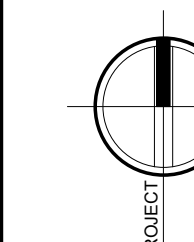


1 PROPOSED VIEWSHED FROM CAMP HILL RD. (VANTAGE POINT C)

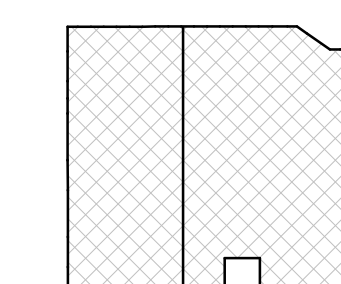


3 SITE LOCATION PLAN VP-3
1:4000

PROJECT



NORTH



KEY PLAN
AREA OF CONSTRUCTION

50% PLANNING BOARD SUBMISSION

REVISIONS:

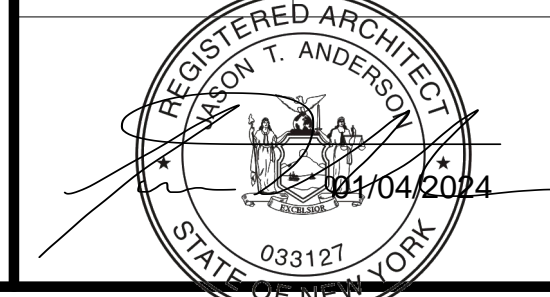
NUM.	DATE	DESCRIPTION

<p>ANDERSON DESIGN GROUP</p>	<p>ARCHITECTURE PLANNING INTERIORS</p>
<p>25 WALKILL AVE • MONTGOMERY • NY 12540 O: 845.294.2724 F: 888.305.8442</p>	<p>WWW.ADGARCHITECT.COM CONTACT@ADGARCHITECT.COM</p>

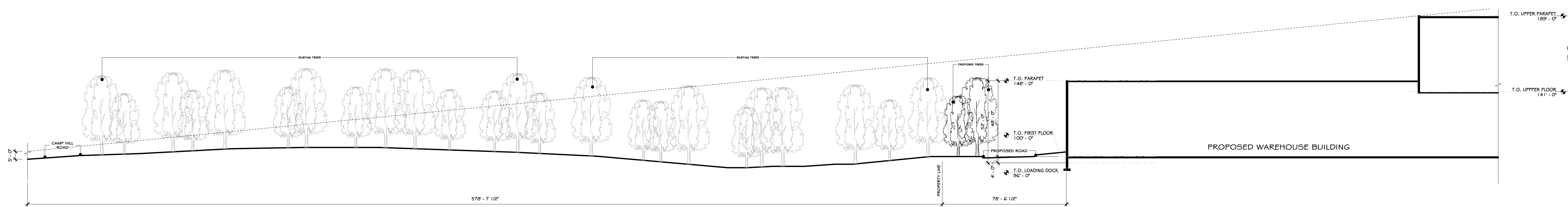
Project: ROUTE 202 BUSINESS PARK
TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

Drawing Name:
EXISTING IMAGES & SITE SECTION (VANTAGE POINT 3)

Drawn: IDEA Scale: AS NOTED Project: 23124 Date: 12/13/23



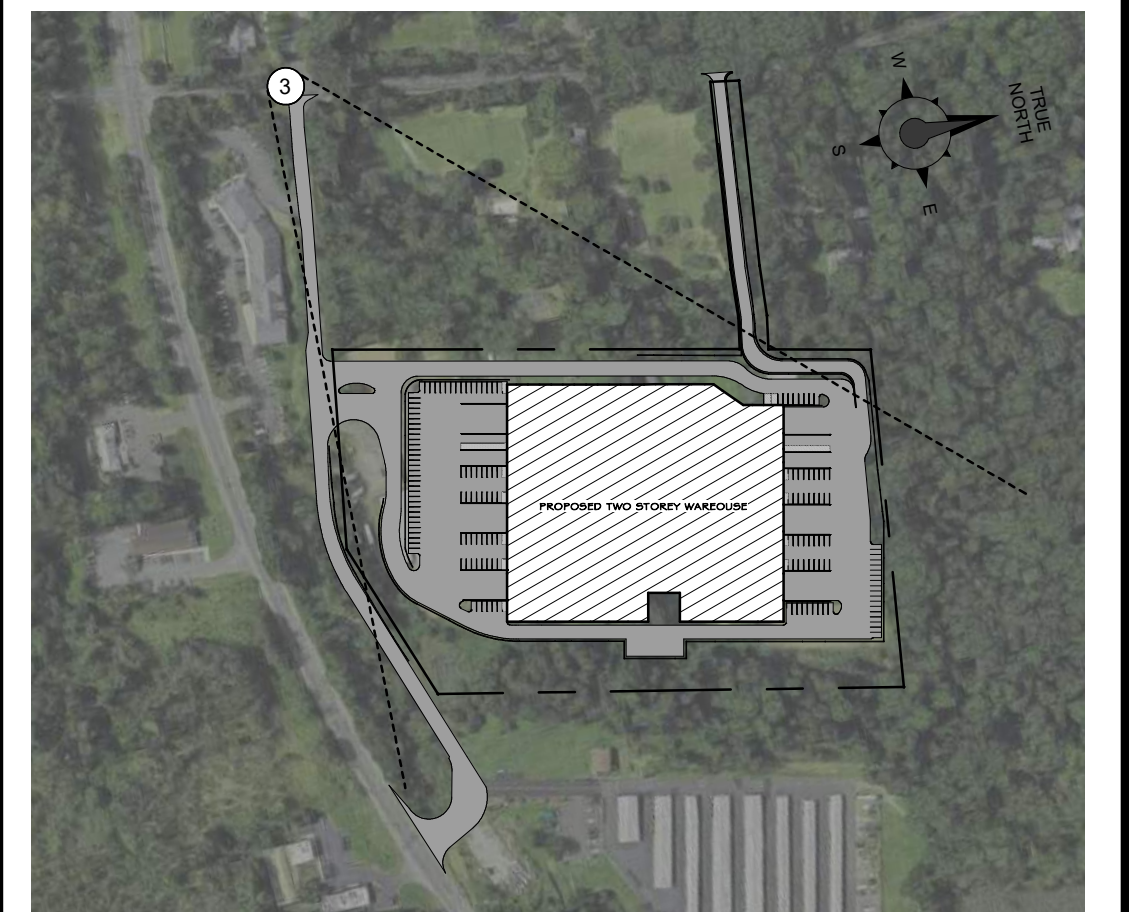
Drawing Number:
VP-3-PB



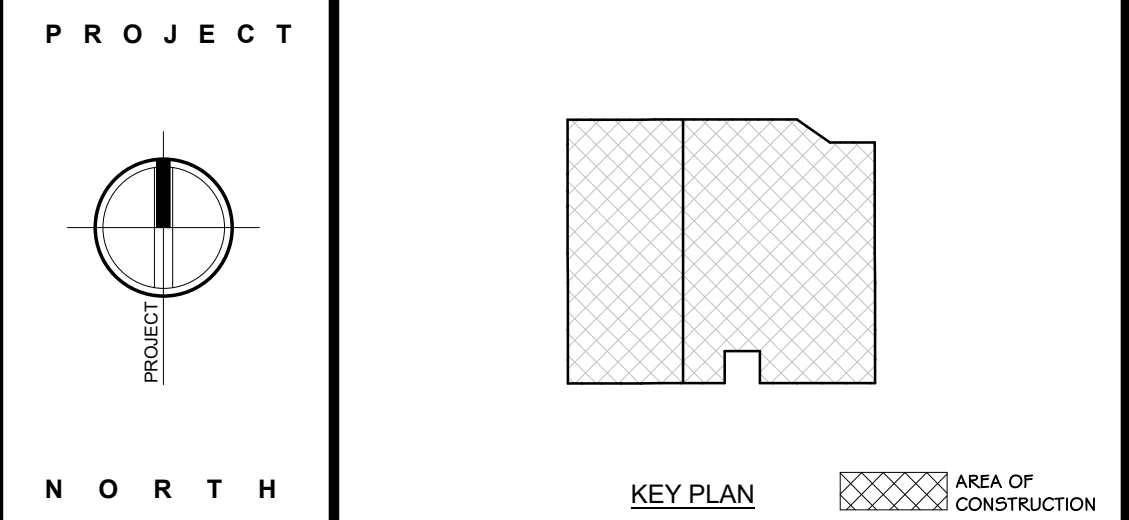
2 SITE SECTION VP-3
1" = 30'-0"



① PROPOSED VIEWSHED FROM CAMP HILL RD. (VANTAGE POINT 3)




② VANTAGE LOCATION PLAN VP-3
1 : 4000



50% PLANNING BOARD SUBMISSION

REVISIONS:


NUM.	DATE	DESCRIPTION

 <p>ANDERSON DESIGN GROUP</p>	<p>ARCHITECTURE PLANNING INTERIORS</p>
<p>25 WALLKILL AVE • MONTGOMERY • NY 12540 D: 845.294.2724 F: 888.305.8442</p>	<p>WWW.ADGARCHITECT.COM CONTACT@ADGARCHITECT.COM</p>

Project: **ROUTE 202 BUSINESS PARK**
TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

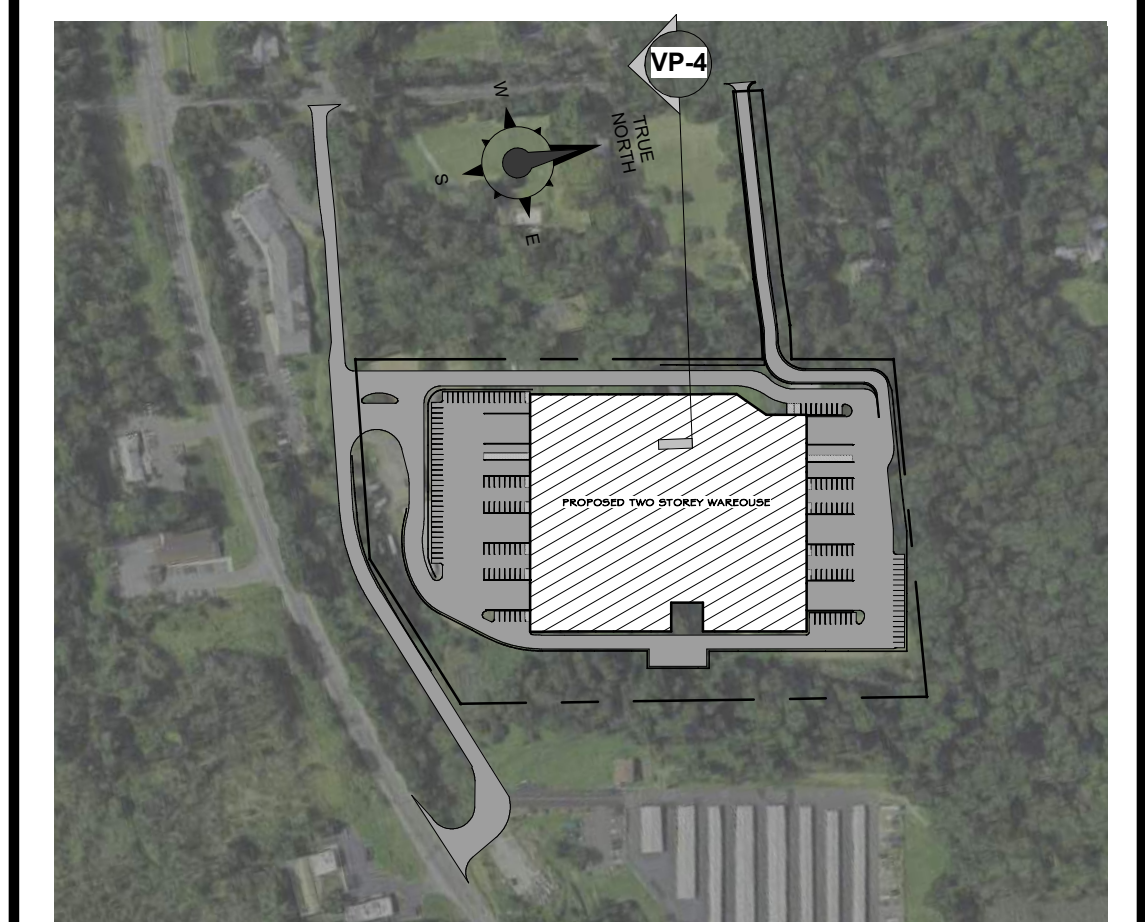
Drawing Name: **PHOTO-SIMULATION RENDERING (VANTAGE POINT 3)**

Drawn: IDEA Scale: AS NOTED Project: 23124 Date: 12/13/23

	<p>Drawing Number: VP-3-1-PB</p>
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① EXISTING VIEWSHED FROM CAMP HILL RD. (VANTAGE POINT 4 - 50 MM)



③ SITE LOCATION PLAN VP-4
1" = 400'

 NORTH	 KEY PLAN
-----------	--------------

50% PLANNING BOARD SUBMISSION

REVISIONS:		
NUM.	DATE	DESCRIPTION

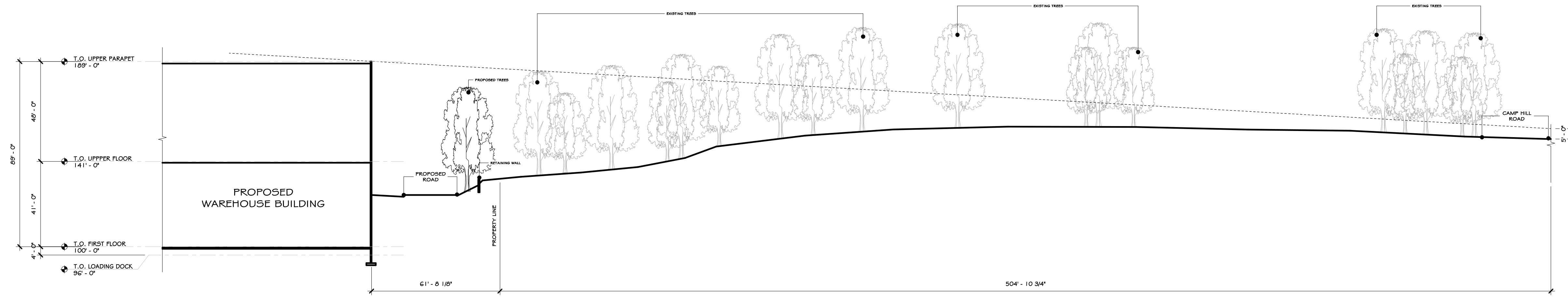
 ANDERSON DESIGN GROUP	ARCHITECTURE PLANNING INTERIORS
25 WALLKILL AVE • MONTICOMERY • NY 12540 O: 845.294.2724 F: 888.305.8442	WWW.ADGARCHITECT.COM CONTACT@ADGARCHITECT.COM

Project: **ROUTE 202 BUSINESS PARK**
TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

Drawing Name: **EXISTING IMAGES & SITE SECTION (VANTAGE POINT 4)**

Drawn: IDEA Scale: AS NOTED Project: 23124 Date: 12/13/23

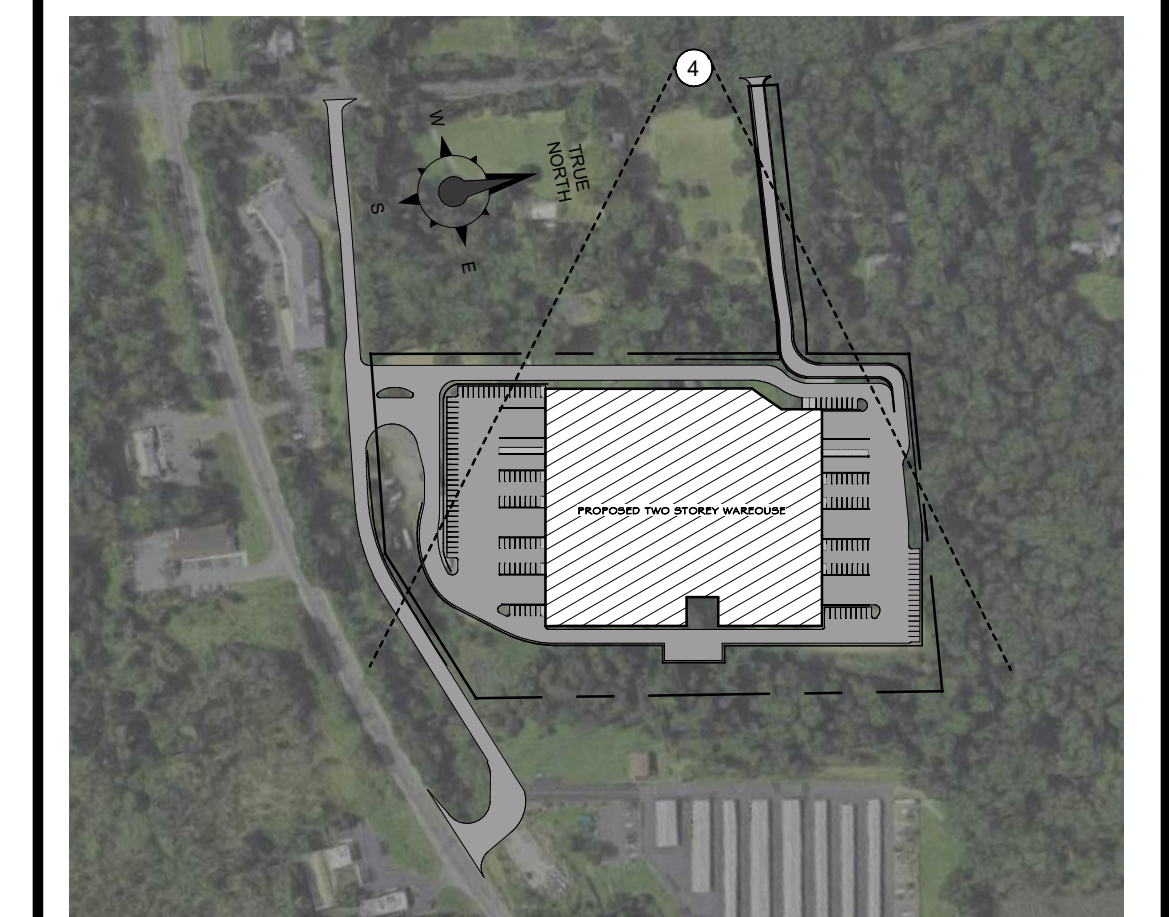
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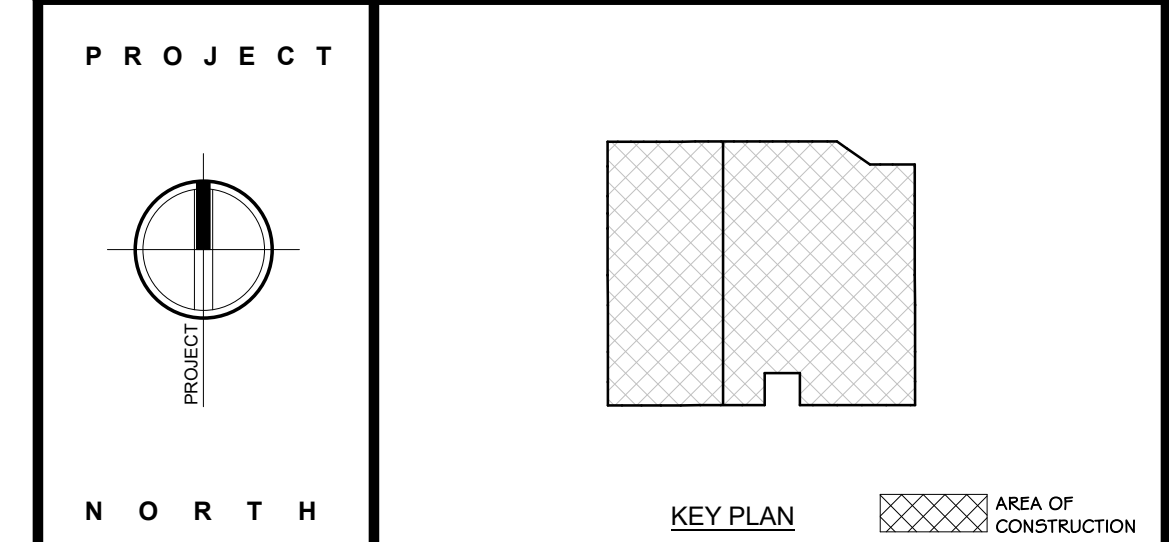
② SITE SECTION VP-4
1" = 30'-0"



① PROPOSED VIEWSHED FROM CAMP HILL RD. (VANTAGE POINT 4)



② VANTAGE LOCATION PLAN VP-4
1 : 4000



50% PLANNING BOARD SUBMISSION

REVISIONS:		
NUM.	DATE	DESCRIPTION

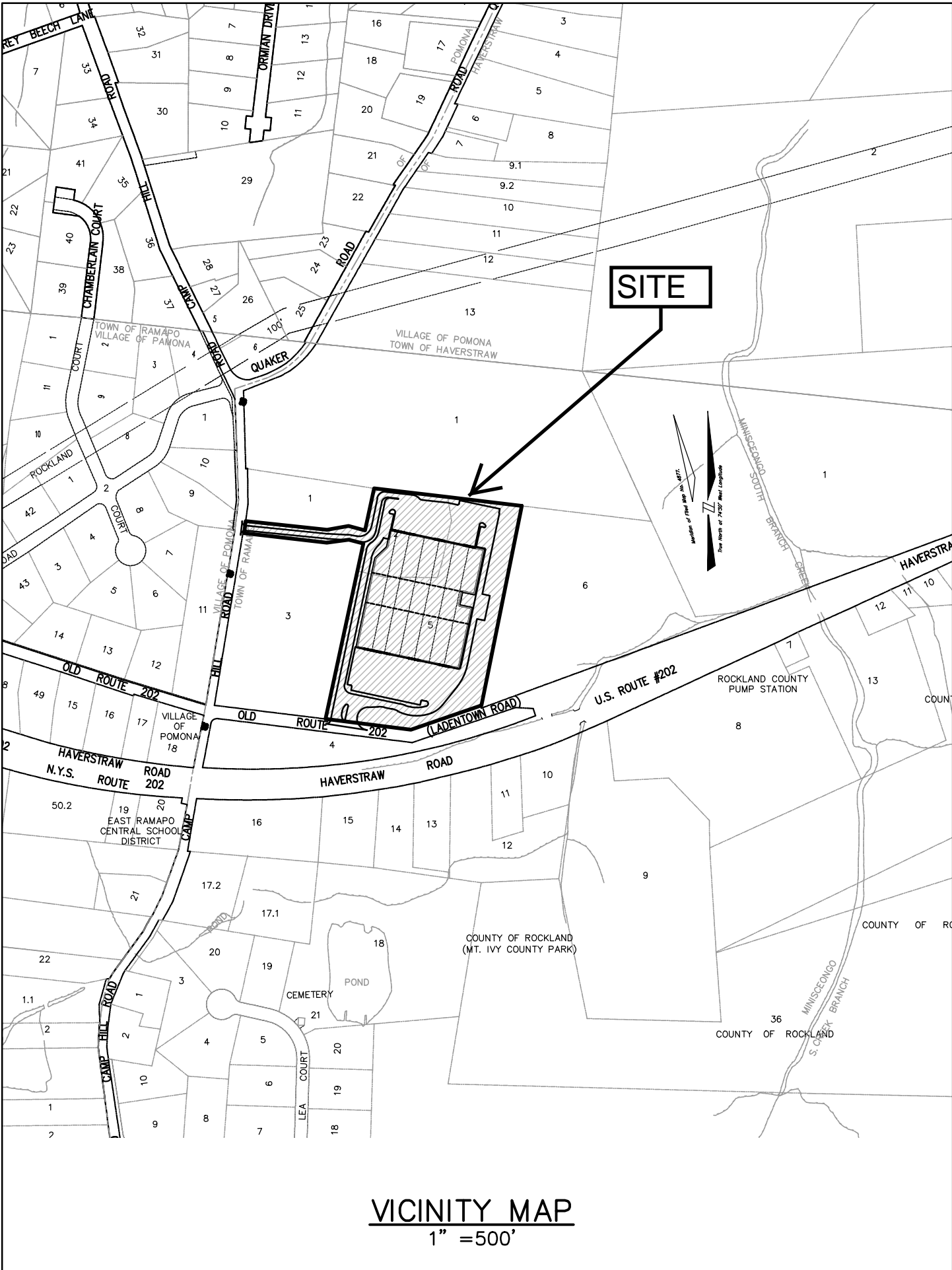
<p>ANDERSON DESIGN GROUP</p>	<p>ARCHITECTURE PLANNING INTERIORS</p>
	<p>25 WALKILL AVE • MONTGOMERY • NY 12540 D: 845.294.2724 F: 888.305.8442</p>

Project: **ROUTE 202 BUSINESS PARK**
TOWN OF RAMAPO, ROCKLAND COUNTY, NEW YORK

Drawing Name: **PHOTO-SIMULATION RENDERING (VANTAGE POINT D)**

Drawn: IDEA Scale: AS NOTED Project: 23124 Date: 12/13/23

	<p>Drawing Number: VP-4-1-PB</p>
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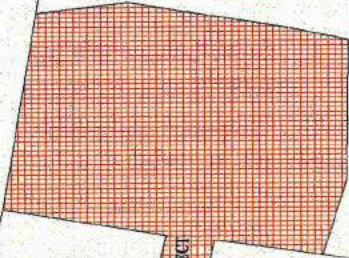
VICINITY MAP
 1" = 500'

25.17-2-1

33.05-2-6

33.05-2-5

33.05-2-3



SUBJECT

33.05-2-1.2

33.05-2-1.1

25.17-1-6

BONUS

25.17-1-4

25.17-1-3

25.17-1-2

25.17-1-9

25.17-1-8

25.17-1-7

33.05-1-10

33.05-1-9

33.05-1-8

33.05-1-7

33.05-1-11

33.05-1-6

33.05-1-12

25.17-1-1

25.17-1-11

25.17-1-10

33.05-1-1

38-1-42

33.05-1-4

33.05-1-3

33.05-1-5

33.05-1-14

33.05-1-13

32.08-1-49

33.05-1-15

33.05-1-16

09/33.05-1-11
KIRSCHENBAUM DANIEL
MAIMON & RUTH
109 CAMP HILL ROAD
POMONA, NY 10970

09/33.05-1-7
GOLDBERG MORDECHAI
15 CHAMBERLAIN CT
POMONA, NY 10970

09/33.05-1-12
CARTER MARILYN
51 LADENTOWN RD
POMONA, NY 10970

09/33.05-1-6
RASKIN LEAH
17 CHAMBERLAIN CT
POMONA, NY 10970

09/33.05-1-5
ROSENBERG DUVID & MALKA
16 CHAMBERLAIN CT
POMONA, NY 10970

89/33.05-2-3
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

89/33.05-2-6
RAMAPO SELF STORAGE LLC
873 RT 45 STE 101
NEW CITY, NY 10956

09/33.05-1-4
NISNEVITZ MICHAEL &
BEST CHAYA M
415 LEFFETS AVE
BROOKLYN, NY 11225

89/33.05-2-5
ROUTE 202 PROFESSIONAL
PLAZA LLC
27 ROBERT PITT DRIVE
MONSEY, NY 10952

89/33.05-2-2
ROUTE 202 PROFESSIONAL
PLAZA LLC
27 ROBERT PITT DR
MONSEY, NY 10952

09/33.05-1-8
BLUMING SHOLOM
309 QUAKER ROAD
POMONA, NY 10970

09/33.05-1-9
LIEBERMAN REBECCA & CHAYIM
305 QUAKER RD
POMONA, NY 10970

09/33.05-1-10
ALI MIR
303 QUAKER ROAD
POMONA, NY 10970

09/25.17-1-8
VILLALONA ALTAGRACIA &
PENA LUIS M
304 QUAKER RD
POMONA, NY 10970

09/25.17-1-7
DZURETOVIC DZAUDET &
CAVSERE
301 QUAKER RD
POMONA, NY 10970

89/25.17-2-1
291 QUAKER LLC
8 TRUMAN AVE STE 14
SPRING VALLEY, NY 10977

09/25.17-1-3
SCHENK AVRAHAM TZVI &
STEINFELD RIVKA M
302 QUAKER RD
POMONA, NY 10970

89/33.05-2-1.2
PLATAS MARK &
PLATAS NANCY BRAWNER
112 CAMP HILL RD
POMONA, NY 10970

89/33.05-2-1.1
PLATAS MARK &
PLATAS NANCY BRAWNER
112 CAMP HILL RD
POMONA, NY 10970

09/33.05-1-11
KIRSCHENBAUM DANIEL
MAIMON & RUTH
109 CAMP HILL ROAD
POMONA, NY 10970

09/33.05-1-7
GOLDBERG MORDECHAI
15 CHAMBERLAIN CT
POMONA, NY 10970

09/33.05-1-12
CARTER MARILYN
51 LADENTOWN RD
POMONA, NY 10970

09/33.05-1-6
RASKIN LEAH
17 CHAMBERLAIN CT
POMONA, NY 10970

09/33.05-1-5
ROSENBERG DUVID & MALKA
16 CHAMBERLAIN CT
POMONA, NY 10970

89/33.05-2-3
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

89/33.05-2-6
RAMAPO SELF STORAGE LLC
873 RT 45 STE 101
NEW CITY, NY 10956

09/33.05-1-4
NISNEVITZ MICHAEL &
BEST CHAYA M
415 LEFFETS AVE
BROOKLYN, NY 11225

89/33.05-2-5
ROUTE 202 PROFESSIONAL
PLAZA LLC
27 ROBERT PITT DRIVE
MONSEY, NY 10952

89/33.05-2-2
ROUTE 202 PROFESSIONAL
PLAZA LLC
27 ROBERT PITT DR
MONSEY, NY 10952

09/33.05-1-8
BLUMING SHOLOM
309 QUAKER ROAD
POMONA, NY 10970

09/33.05-1-9
LIEBERMAN REBECCA & CHAYIM
305 QUAKER RD
POMONA, NY 10970

09/33.05-1-10
ALI MIR
303 QUAKER ROAD
POMONA, NY 10970

09/25.17-1-8
VILLALONA ALTAGRACIA &
PENA LUIS M
304 QUAKER RD
POMONA, NY 10970

09/25.17-1-7
DZURETOVIC DZAUDET &
CAVSERE
301 QUAKER RD
POMONA, NY 10970

89/25.17-2-1
291 QUAKER LLC
8 TRUMAN AVE STE 14
SPRING VALLEY, NY 10977

09/25.17-1-3
SCHENK AVRAHAM TZVI &
STEINFELD RIVKA M
302 QUAKER RD
POMONA, NY 10970

89/33.05-2-1.2
PLATAS MARK &
PLATAS NANCY BRAUNER
112 CAMP HILL RD
POMONA, NY 10970

89/33.05-2-1.1
PLATAS MARK &
PLATAS NANCY BRAUNER
112 CAMP HILL RD
POMONA, NY 10970



25.17-2-1

33.06-1-1

33.05-2-2

33.05-2-6

33.05-2-3

33.05-2-8

33.06-1-14

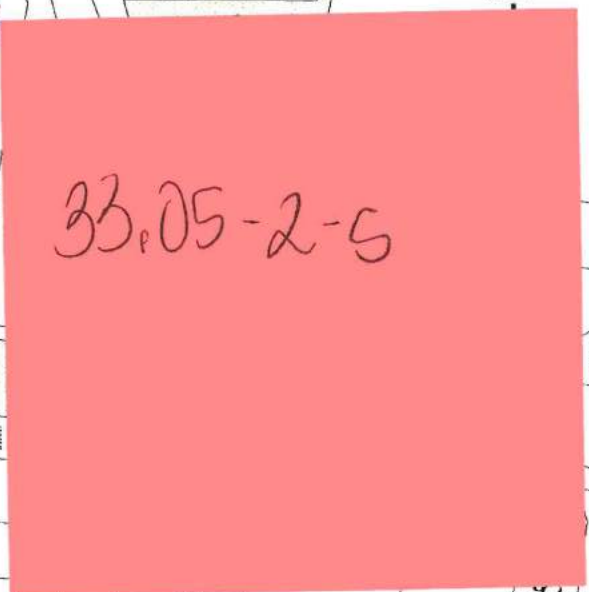
33.06-1-15

33.05-2-9

-18

33.06-1-

33 09-7-36



33.05-2-5

SUBARCE

89/33.05-2-16
BEDROSIAN ARTHUR P
PO BOX D1400
POMONA, NY 10970

89/33.05-2-15
JASCO 202 LLC
1507 RT 202
POMONA, NY 10970

89/33.05-2-14
SOLVEIG POST BUILDING,LLC
3 CAVALRY DR
NEW CITY, NY 10956

89/33.05-2-13
SCHEINER ISAAC
441 RT 306 SUITE 2
WESLEY HILLS, NY 10952

89/33.05-2-12
M & T EXCAVATION OF
ROCKLND LLC
C/O ANS MGMT
1648 61ST ST
BROOKLYN, NY 11204

89/33.05-2-10
1545 POMONA LLC &
1545 POMONA TIC LLC
1545 RT 202
POMONA, NY 10970

89/33.05-2-9
TROPHY 1551 LLC
21 GROVE ST STE 107
SPRING VALLEY, NY 10977

09/33.05-1-11
KIRSCHENBAUM DANIEL
MAIMON & RUTH
109 CAMP HILL ROAD
POMONA, NY 10970

09/33.05-1-18
POMONA VILLAGE OF
100 LADENTOWN RD
POMONA, NY 10970

89/33.05-2-8
HOLDING LLC AND OTHERS
PACESETTER 202 LLC
95 CHESTNUT RIDGE RD
MONTVALE, NJ 07645

89/33.05-2-3
RAMAPO TOWN OF
237 RT 59
SUFFERN, NY 10901

89/33.05-2-6
RAMAPO SELF STORAGE LLC
873 RT 45 STE 101
NEW CITY, NY 10956

89/33.05-2-5
ROUTE 202 PROFESSIONAL
PLAZA LLC
27 ROBERT PITT DRIVE
MONSEY, NY 10952

89/33.05-2-2
ROUTE 202 PROFESSIONAL
PLAZA LLC
27 ROBERT PITT DR
MONSEY, NY 10952

89/33.06-1-1
202 HOLDINGS LLC
35 WEST ST STE 202
SPRING VALLEY, NY 10977

89/25.17-2-1
291 QUAKER LLC
8 TRUMAN AVE STE 14
SPRING VALLEY, NY 10977

89/33.05-2-1.2
PLATAS MARK &
PLATAS NANCY BRAWNER
112 CAMP HILL RD
POMONA, NY 10970

89/33.05-2-1.1
PLATAS MARK &
PLATAS NANCY BRAWNER
112 CAMP HILL RD
POMONA, NY 10970

89/33.05-2-4.-8
PEARL MONT COMMONS LLC
1540 RTE 202 - UNIT 1B
POMONA, NY 10970

89/33.05-2-4.-9
PEARL MONT COMMONS LLC
1540 RTE 202
POMONA, NY 10970

89/33.05-2-4.-13
PEARL MONT COMMONS LLC
1540 RTE 202 - UNIT 1B
POMONA, NY 10970

89/33.05-2-4.-10
PEARL MONT COMMONS LLC
1540 RTE 202 - UNIT 1B
POMONA, NY 10970

89/33.05-2-4.-11
PEARL MONT COMMONS LLC
1540 RTE 202 - UNIT 1B
POMONA, NY 10970

89/33.05-2-4.-12
PEARL MONT COMMONS LLC
1540 RTE 202 - UNIT 1B
POMONA, NY 10970

89/33.05-2-4.-1
PEARL MONT COMMONS LLC
1540 RTE 202 - UNIT 1B
POMONA, NY 10970

89/33.05-2-4.-7
PEARL MONT COMMONS LLC
1540 RTE 202 - UNIT 1B
POMONA, NY 10970

89/33.05-2-4.-2
PEARL MONT COMMONS LLC
1540 RTE 202 - UNIT 1B
POMONA, NY 10970

89/33.05-2-4.-6
PEARL MONT COMMONS LLC
1540 RTE 202 - UNIT 1B
POMONA, NY 10970

89/33.05-2-4.-5
PEARL MONT COMMONS LLC
1540 RTE 202 - UNIT 1B
POMONA, NY 10970

89/33.05-2-4.-4
PEARL MONT COMMONS LLC
1540 RTE 202 - UNIT 1B
POMONA, NY 10970

89/33.05-2-4.-3
PEARL MONT COMMONS LLC
1540 RTE 202 - UNIT 1B
POMONA, NY 10970

89/33.05-2-4.-14
PEARL MONT COMMONS LLC
1540 RTE 202
POMONA, NY 10970