

Response to Rockland County Department of Planning Comments:

This is the response to comments made by the Rockland County Department of Planning in their letter of May 19th, 2010.

The first comment requested changing the list of interested and involved parties in the FEIS. The FEIS will reflect this request including:

1. Involved Agencies:
 - a. United States Army Corp of Engineers
 - b. United States Environmental Protection Agency
 - c. New York State Department of Environmental Conservation
 - d. New York State Department of Transportation
 - e. Rockland County Sewer District No.1
 - f. Rockland County Department of Health
 - g. Rockland County Highway Department
2. Interested Agencies:
 - a. Rockland County Department of Planning
 - b. Rockland County Division of Environmental Resources
 - c. Rockland County Office of Fire and Emergency Services
 - d. Rockland County Drainage Agency
 - e. Palisades Interstate Park Commission
 - f. Village of New Hempstead

The second comment referenced all of the involved and interested agency review letters requesting that each of the comments be addressed. This has been completed and each of the review letters has a corresponding individual response in the correspondence section of the FEIS. All comments have been satisfactorily addressed in these individual response letters.

The following address the Rockland County Department of Planning individual comments:

Comment: A discrepancy was cited between “approximately 500 feet of vegetation between the proposed stadium... with another section noting 400 feet from the boundary. The Department’s letter cites 370 feet to the rear property line. This must be corrected.

Response: The text use the term “Approximately” 500 feet of *vegetation* includes the 35 foot setback on the ball field where vegetation will remain and the 100 feet beyond the residential property line measured off current aerials to the closest residence, not the property line – with most residences being further away. If the comment is addressing the difference between 370 feet to 400 feet to the property line, that text will be modified.

Comment: The map on page 16 should include the zoning classifications for New Hempstead

Response: Map will be modified for FEIS

Comment: The proposed access road will cross an area of slopes in excess of 35%. Will slopes have to be disturbed? An alternate should be explored...

Response: The access road off Firemen's Memorial Drive was created in response to the directives of the Rockland County Highway Department. The area of steep slope and wetland will be spanned with the bridge to minimize impacts to steep slopes and the wetlands. The grading will be completed with full erosion and sediment control procedures to safeguard the slopes and wetlands.

Comment: The grading of the site will require walls to meet maximum slope restrictions. The walls should be tiered and not be over four feet in height. They should be enhanced with landscaping

Response: The plans for the park continue to evolve balancing the site in terms of cut and fill as well as meeting the soil remediation requirements. The most recent plans demonstrate the efforts to reduce the wall heights and to provide landscaping. Wall heights have been substantially reduced and the final landscaping plans are adjusted with each modification. It is noted that this is the environmental impact assessment and not final plan review.

Comment: Infrastructure – how was the 25,000 gallons per day determined? The seating capacity ranges from 3500 to 5000 – Why? The potential difference has implications on water and sewer use.

Response: All of the water, sewer and garbage generation rates were based upon the published New York State Department of Environmental Conservation standards. As stated in the DEIS, the seating capacity of the ball field is 3500 fans. In order to accommodate a greater number of persons for special events such as a concert, an additional capacity for 1500 "seats" was conservatively used to demonstrate the ultimate water and sewer impacts. Considering 5000 patrons as the maximum capacity, water, sewer and garbage generation rates were determined. Noting that there are extensive water reductions techniques in the green efforts of the ballpark, noting as well that DEC currently permits 20 percent reductions for green efforts which were NOT utilized, the water and sewer numbers are far beyond the worst case scenario. Further, the assumption was based upon 100 percent sell outs for all events.

Comment: The DEIS proposed recommended signalization and road improvements to mitigate any negative impacts caused by traffic from the proposed ball field. Approvals will be required by NYS DOT and RC Highway Department. KLD Engineering has challenged some of the assumptions in the study and the DEIS must address the possibility that some of the proposed improvements may not be approved.

Response: A separate response has been prepared for KLD Engineering. All of their comments have been addressed. Meeting with both NYS DOT and the Rockland County Highway Department have not identified any potential significant impediments to the proposed transportation improvements. At this time, it is not possible to speculate upon elements which might not be approved. The Town will actively pursue whatever is required by the highway agencies.

Comment: Night time views and campers in the Palisades Interstate Parkway

Response: It was noted that the lights would be visible from the Harriman State Park. The glow of the lights from the park will be visible but at considerable distance. These lights are at a lower elevation than the lights at nearby Herb Reisman Sports Complex and may not be visible directly, but have a soft glow in the direction of the field. We suggest changing the wording to the “lights may be discernable” rather than visible as campers in forested areas have limited views except upward. The restricted view from the woodlands will make the lights of the ball field only noticeable from the vistas and not from the park in general.

Comment: Fiscal Resources and Community Services - “we believe that additional police support personnel may be required to manage the flow of traffic to and from the facility.

Response: As stated in the DEIS, the design of the traffic improvements was predicated on not *requiring* additional police support personnel. This remains as stated, but additional personnel although not required, could be provided without hiring additional personnel.

Comment: The County questions the ripple effect to the economy with the nearest commercial area being over a mile away.

Response: Depending upon the type of ripple effect the County intended, the distance of a mile for a driving community is relatively insignificant to stimulating additional banking, hotel, dining establishments, gasoline, and service related business for a facility that is spending its money locally.

Comment: Previous submissions referenced 80 days of game events. The DEIS specifies 50 games. The total number of games must be clarified.

Response: The previous submission referenced an 80 game schedule. The DEIS notes 50 home games. The latest schedule is actually 49 home games.

Comment: The alternative section should also include an alternate location for this facility.

Response: There are no sites known that meet the criteria for the ball field including:

- Parcel of sufficient acreage
- Parcel of appropriate zoning (LO – recreation facilities as permitted use)
- Parcel with sufficient buildable land
- Parcel with access on higher capacity county roads
- Parcel under Town controlled zoning
- Town owned parcel

Hence the Town’s decision to utilize only the build or no-build alternatives.

