

State Environmental Quality Review
NOTICE OF COMPLETION OF DRAFT EIS
AND
NOTICE OF SEQRA HEARING

Date: June 5, 2018

Lead Agency: Town of Ramapo Town Board
Ramapo Town Hall
237 Route 59
Suffern, NY 10901
(845) 357-5100

Name of Action: Pascack Ridge Comprehensive Plan and Zone Change

Implementing Regulations: 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.

Draft Environmental Impact Statement (DEIS): The Town of Ramapo Town Board, acting as Lead Agency for the Proposed Action described below, has accepted a Draft Environmental Impact Statement as being adequate with respect to its scope and content for the purpose of commencing public review.

Public Hearing: The Town of Ramapo Town Board, acting as Lead Agency, will hold a public hearing on the DEIS on Thursday, July 12, 2018 at 7:00 PM at the Ramapo Town Hall, 237 Route 59, Suffern, NY 10901.

Comments on the DEIS: Comments on the DEIS are requested and will be accepted by the Lead Agency specified above until ten (10) calendar days following the close of the public hearing, whenever that may be.

Description of Action: The Proposed Action is a Comprehensive Plan Amendment and zone change from R-15 to MR-12 for the development/redevelopment of the 27.6-acre subject area. A possible build-out associated with the Proposed Action is shown on the concept plan in the DEIS. The concept plan includes 290 multifamily dwelling units, 15.4 acres of open space and 561 parking spaces.

Location: The subject property is in the Town of Ramapo and is located at the southwest corner of Ewing Avenue and North Pascack Road. The property adjoins the Village of Spring Valley to the west and the Town of Clarkstown to the south.

Potential Environmental Impacts: Potential impacts that were evaluated in the Draft Environmental Impact Statement include but are not limited to land use, Comprehensive Plan and zoning; soils, topography and geology; vegetation wildlife and wetlands; surface water resources; utilities; traffic and parking; noise; air quality; visual, aesthetics and community character; socioeconomics; community facilities and services; archaeological, historic and cultural resources; construction impacts; unavoidable adverse environmental impacts; alternatives; irreversible and irretrievable commitment of resources; growth inducing aspects; and effects on use and conservation of energy resources.

This Notice and the Draft EIS May be Viewed at and Obtained from:

Michael L. Klein, Esq., Town Attorney
Ramapo Town Hall
237 Route 59
Suffern, NY 10901
(845) 357-5100

The Draft EIS may also be viewed on the Town of Ramapo website (www.Ramapo.org) and at the Finkelstein Memorial Library.

This Notice and the Draft EIS are Being Sent to:

East Ramapo Central School District
East Spring Valley Fire District
Moleston Fire District
Ramapo Valley Ambulance Corps
Village Clerk, Village of Spring Valley
Town Clerk, Town of Clarkstown
Rockland County Planning Department and Board
Rockland County Department of Health
Rockland County Department of Highways
Rockland County Sewer District No. 1
New York State Department of Environmental Conservation

Evidence of this Notice is Being Emailed to: enb@dec.ny.gov for publication in the Environmental Notice Bulletin.

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